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**U.S. Federal Housing
Administration**

Title:

**The housing demand of
workers in Manhattan**

Place:

[New York]

Date:

[1939]

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Durward Badgley. (c1939;
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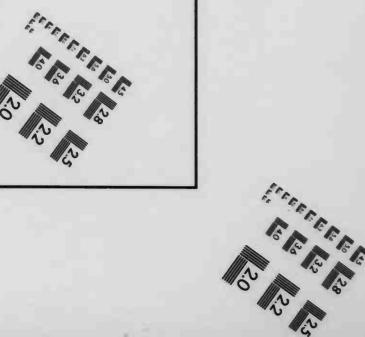
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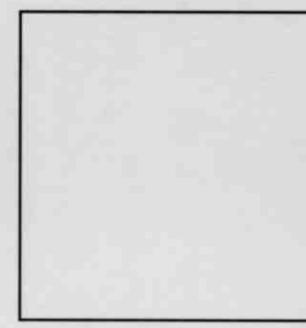
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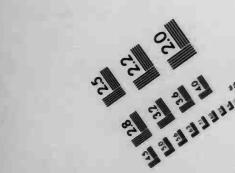
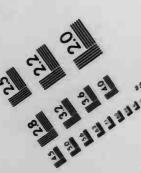
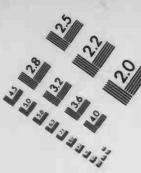
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THE HOUSING DEMAND OF
WORKERS IN MANHATTAN

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THE HOUSING DEMAND OF WORKERS IN MANHATTAN

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AN INCOME ANALYSIS OF THE WORKERS IN MANHATTAN TO DETERMINE RENT LEVELS FOR NEW APARTMENTS IN THE LOWER EAST SIDE AND OTHER NEW YORK AREAS

NOVEMBER, 1938

In this study, through adequate sampling, data are presented as to the living habits of the workers on the island of Manhattan. This report shows, by employment areas, where they live, what rentals they pay, the time consumed in going to and from work, the cost of transportation, etc. Thereby it reveals the potential housing demand, not only for developments on the Island of Manhattan but in the areas adjacent thereto.

HOMER HOYT
L. DURWARD BADGLEY

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P R E F A C E

LENDING institutions have by nature a deep interest in the present and the future of the greatest single real estate development in the world—New York City. Some years ago that interest was evidenced by a survey of the Lower East Side of New York prepared on behalf of the Lower East Side Planning Association, which earned the support of such institutions.

More recently the development of proposals for substantial construction projects within the City, which would require large amounts of mortgage money, induced the signatory group of savings banks and insurance companies to seek more factual data than had been available. The Federal Housing Administration was requested to co-operate in this worthy undertaking. As the assembling of the data proceeded, it became obvious that the result would be a report of outstanding value to lending institutions and to others interested in the development of this City which might have a variety of important applications.

When this subject was first broached to the Federal Housing Administration, Mr. Miles Colean, Deputy Administrator in charge of the Rental Housing Division, assigned several of his associates to undertake this survey. Mr. Guy Greer, Director of Finance of the Rental Housing Division, served as informal chairman of the group assigned to the task. The work of research was carried on under the general supervision of Dr. Ernest M. Fisher, Economic Adviser to the Federal Housing Administration, and the actual survey report here presented was prepared jointly by Dr. Homer Hoyt, Principal Housing Economist, and Mr. L. Durward Badgley, Senior Housing Economist of the Federal Housing Administration. To Dr. Hoyt went the greatest responsibility for the preparation of the text of the report and to Mr. Badgley the bulk of the responsibility for the devising of survey methods and of the methods of accumulating and applying the statistical information. To Mr. I. Lee Amann is due the credit for the statistical tabulations, and to Mr. George W. Morris, Supervisor of Clerical, Drafting and Mapping Section, and his staff the credit for the maps and charts here presented.

Within our knowledge no such comprehensive and applied information has heretofore been available concerning the City of New York and the analysis of its position as a housing center. That such factual material is essential in determining a logical program for the future in construction and mortgage lending, and in determining the potentialities and dangers which exist, must be abundantly clear. We cannot commend too highly the intelligence and the energy of the representatives of the Federal Housing Administration in completing a badly needed task.

Beyond the credit which is due to these men, gratitude is also due to a considerable number of large enterprises from whose records and with whose help the detailed data have been assembled. In recognition to the Federal Housing Administration and its able staff, and in appreciation to those, whose collaboration made the report possible, we have felt that a limited number of copies of this report should be made available for study and use by those genuinely interested in a sound future program for housing in this City.

(Signed)

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Photo by Fairchild Aerial Surveys, Inc., N.Y.C.

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CHAPTER I

A Review of the Economic Background of New York City

PROPOSALS to erect in one urban community in a single year new apartment developments, each containing from 1,000 to as many as 20,000 dwelling units, would seem to require a thorough analysis to prove that there actually exists a market capable of absorbing so many family quarters.

There is, of course, but one American city where such figures would not now sound fantastic. It is only the huge and wealthy metropolis of New York City that can support a housing demand of such large dimensions at high levels of rent.

Although the predominance of New York City is universally recognized, it seems necessary to trace briefly the causes of its growth in order to ascertain whether the forces that caused it to shoot upward are likely to continue. There is an upper as well as a lower limit to the basic economic factors that support New York City and upon which its whole income structure and rent paying capacity rests. An examination of the long time trend of these fundamental elements may well afford a better basis for judging probabilities as to the future demand for housing, than a blind reliance on the continued upward surge of the forces that lifted New York from a tiny Dutch Village on the lower tip of Manhattan to the greatest metropolis ever built by man.

In the colonial period, New York struggled with the other seaport cities of Boston, Philadelphia, and Baltimore for the trade between Europe and their sparsely settled hinterlands. The amount of the untapped wealth that lay west of the Appalachians was almost unsuspected. Then, as the United States became an independent country and as it acquired the Northwest Territory and the vast area of the

Louisiana Purchase, it was discovered that New York City was the gateway, through the Hudson River Valley and the Mohawk Pass, to the richest natural storehouse ever stumbled upon by man, at a time when the key to unlock this storehouse was being provided by the industrial revolution. Coal and iron beyond "them thar hills" were made available when these two elements formed the indispensable bases of industrial and military strength. The richest agricultural resource in the world—the upper Mississippi Valley—was opened to settlers at a time when the expanding industrial system of Europe set up an urgent demand for our grain and livestock.

New York City found itself the focus of five forces which combined to make it the greatest metropolis in the world. These five forces were first, the stream of immigration; second, the flow of international commerce; third, the growth of capital; fourth, the production of manufactured goods; and fifth, the influx of pleasure-seekers and travelers. These great tides of men, goods, and capital converged not merely upon the metropolitan area of New York City but they came to a point chiefly upon a few square miles in lower Manhattan near the Lower East Side.¹

The chief breaking point for the shipments of men and goods between the old and new world was at Ellis Island, and at the ports and custom houses of Lower Manhattan. Wall Street with its converging network of telegraph, telephone, cable and radio communication, registering the minute to minute changes of the pulse of the world market, is in this area, as well as the insurance and

¹ The concentration of office buildings in lower Manhattan and their position with respect to the Lower East Side is shown in Fig. 1 (frontispiece).

public utility center. The fabrication of women's clothes, that likewise must keep in closest touch with the dictators of style in Manhattan, is carried on close to this very area. The pleasure seekers of a continent likewise came in the early days of New York to Lower Broadway. The City Hall and the Criminal Courts have always been located in this vicinity. Thus at one favored spot was the meeting place of the people and commerce of the developing hinterland of the pioneer United States and the old culture of Europe.

It would seem to be well at the very outset of this analysis of the rental demand for apartments on the Lower East Side of Manhattan, to measure briefly these five forces which combined to make New York the greatest city the world has ever known.

I. Immigration. The unparalleled economic opportunity offered to the peasants and middle classes of Europe by the rich free land and the expanding industries of America, coming

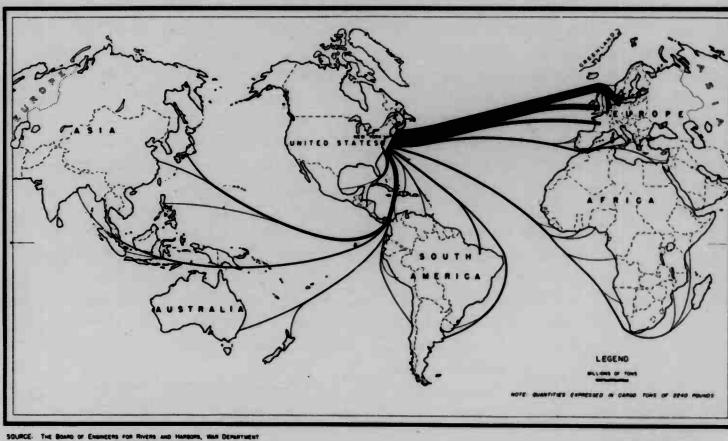
at the very time when the newly invented steamboat and the steam railroad were making the journey cheap and swift, started a flow of human beings from Europe to America that was the greatest migration of people in all history. From 1820 to 1938, thirty-nine million immigrants came to the United States. Of this number, twenty-five millions or two-thirds entered through the port of New York.²

Supplying even the temporary needs of the huge throng that passed through New York on the way West, would give rise to a local store and hotel business of great magnitude; but the housing and feeding of the millions of immigrants who remained created an unprecedented volume of construction activity. The significance of the tremendous demand for new housing brought about by New York's position as the chief port of entry for a migration of people rising in some years

² See Fig. 11 and Table 28 in Appendix II.

FIG. 2

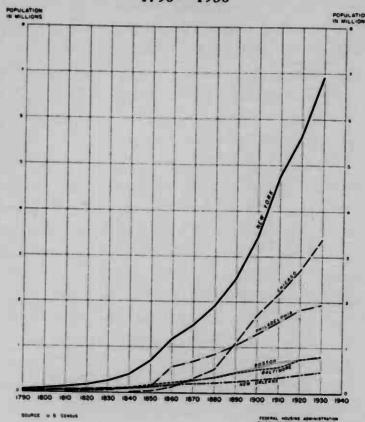
DESTINATION OF EXPORTS FROM NEW YORK CITY 1931



SOURCE: THE BOARD OF ENGINEERS FOR DRAWS AND HARBOURS, WAR DEPARTMENT
BUREAU OF ORGANIZATION, UNITED STATES SHIPBOARD BOARD

FEDERAL HOUSING ADMINISTRATION
DIVISION OF ECONOMICS & STATISTICS

FIG. 3
POPULATION GROWTH
NEW YORK, CHICAGO, PHILADELPHIA,
BALTIMORE, BOSTON AND NEW ORLEANS
1790 - 1930



SOURCE: U. S. CENSUS
BUREAU OF THE CENSUS
DEPARTMENT OF COMMERCE & STATISTICS

to over a million,³ or many times more than all the "hordes" that over-ran the Roman Empire, can scarcely be overestimated.

II. The Flow of International Commerce. The virgin prairie land of the Lake States and the Mississippi Valley was occupied by the rapidly growing native stock and by this great immigrant tide at a time when the mechanization of agriculture made it possible to produce a vast surplus of grain and livestock. This generated the greatest stream of international commerce ever known.⁴ During this period, the expanding population in the manufacturing towns of England and Germany required far more foodstuffs and raw materials than could be produced in Europe. As the industrial system of America was in its infancy, a brisk exchange of the manufactured goods of Europe for our raw materials was inaugurated.

In this great flow of goods from America

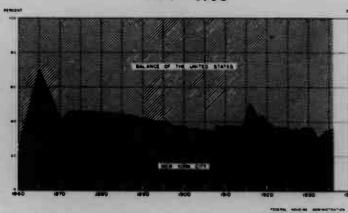
³ Ibid.

⁴ See Fig. 2.

to Europe, New York early claimed the lion's share. The opening of the Erie Canal in 1825 reduced freight rates between Buffalo and New York from \$100 to \$5 a ton, giving New York a water route into the heart of a rich virgin continent. Philadelphia and Baltimore strove in vain to overcome the barrier of the Appalachians which separated them from the great treasure; while Boston likewise was handicapped by greater distance and mountain barriers in reaching this rich hinterland. New York, which ranked below Philadelphia in population in 1775, and which had only a slight lead over its principal rivals in 1790, had, by 1830, three times as many inhabitants as Philadelphia and four times as many as Boston.⁵ In the early fifties, the completion of a network of railroads linking New York with Chicago and the Mississippi River, served but to strengthen the position of the great metropolis.

From 1830 to 1930, the population of New York City proper increased from 242,000 to 6,930,000. New York left its rivals far behind as Philadelphia, Baltimore and Boston became satellites of this city that bestrode the large international flow of goods like a colossus.⁶ Out of New York City poured over

FIG. 4
NEW YORK EXPORTS
AS A PERCENT OF UNITED STATES TOTAL
1860 - 1936



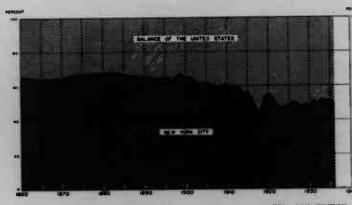
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DEPARTMENT OF COMMERCE & STATISTICS

one-third of all the American exports in every year from 1861 to 1936 and in some war years as in 1865 and 1916, the value of ex-

⁵ See Fig. 3.

⁶ See Fig. 2 and Table 29 in Appendix II.

FIG. 5
NEW YORK IMPORTS
AS A PERCENT OF UNITED STATES TOTAL
1860 - 1936



Source: U. S. Department of Commerce

ports from New York rose to half or more of the American total exports.⁷

The same network of canals, railroads, and steamships that facilitated the flow of raw materials from the newly opened lands of America through the port of New York to the manufacturing centers of Europe, likewise was the medium for bringing into the interior of America the manufactured goods of Europe, and such raw materials as rubber and tin that our young industries lacked, and articles of consumption such as coffee, sugar, tea, cocoa and bananas, that were not grown on our own soil. For the period 1860 to 1910 approximately two-thirds of all American imports measured in dollars, came through the port of New York and since 1910 about half of the American imports entered by way of New York.⁸

With such a large proportion of the total foreign trade of the United States, the volume of imports and exports of New York naturally dwarfed those of any other single port. The exports from New York in the period from 1914 to 1936 were from four to ten times as great in dollar volume as the exports of its two chief rivals on the north Atlantic seaboard—Philadelphia and Boston—combined; and they were twice as great as the combined exports of New Orleans and Gal-

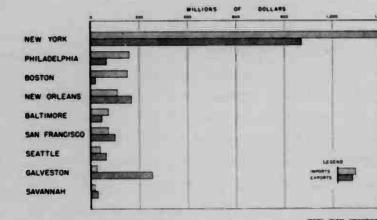
veston. The imports into New York were likewise four to five times as large as the combined imports into Boston and Philadelphia in the same period. The preponderating position of New York compared with other leading ports is strikingly illustrated in Figure 6.

An extraordinary combination of forces, synchronizing in point of time in the 19th and early 20th centuries thus placed New York at the center of the exchange of goods between Europe and America.⁹

This volume of trade, huge as it was under normal conditions, was swollen to record proportions by the World War in which England and France set up an imperative demand for our foodstuffs and war materials; and this volume was sustained immediately after the war at almost the war peak level by the European purchases of our goods for reconstruction and peace time purposes, financed by great foreign loans.¹⁰

While New York was thus the chief contact point with Europe where the main stream of world commerce flows across the north Atlantic to the industrial centers in western Europe,¹¹ it was also the controlling center with respect to the import and export trade of a tremendous hinterland.

FIG. 6
COMPARISON OF IMPORTS AND EXPORTS OF
SELECTED AMERICAN SEAPORT CITIES
1936



Source: U. S. Treasury Department

⁷ See Fig. 4 and Table 30 in Appendix II.
⁸ See Fig. 5 and Table 30 in Appendix II.

⁹ See Fig. 2.
¹⁰ See Fig. 12.
¹¹ See Fig. 2.

This hinterland, dominated by the Port of New York, has been delimited as extending to Canada on the north, to the western boundaries of the Dakotas, Nebraska and Kansas on the west, and to the southern limits of Missouri, Kentucky and Virginia on the south.¹² This great block in the northeastern United States contains but one-third of the land area of the country and yet it holds 67 percent of our population, and it produces 75 percent of our national income. In this area are 92 percent of our industrial wage earners. Here are produced 88 percent of our high grade iron ore and 80 percent of our bituminous coal.¹³ In this extraordinary hinterland is raised 74 percent of the corn crop, 70 percent of the hogs and 69 percent of the wheat crop.¹⁴

This great area is not merely the hinterland of New York for international trade. New York is the dominating wholesale center of this rich territory with 82,000,000 population. The wholesale trade of New York is three times as great as that of its nearest rival, Chicago, with a volume of over nine and a half billion dollars in 1935 compared with slightly over three billion dollars for Chicago.¹⁵

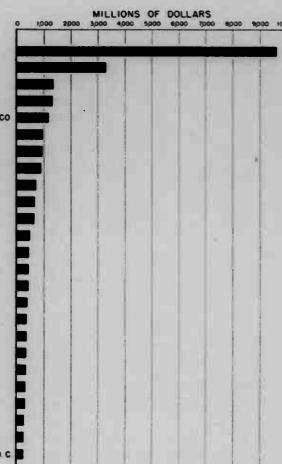
III. The Growth of Capital. As a center of capital and finance, New York City controls a greater area than its trade hinterland; for it is the financial capital of the United States and the dominant financial power of the Western Hemisphere, as well as a close rival of London for world supremacy. The New York Stock Exchange is the principal market for stocks and bonds in the Americas. The stock markets of other cities in America, are not only of insignificant proportions compared to that of Wall Street, but they are merely shadows of it and fluctuate with it.

New York is not merely a center for the stock and bond investments of a continent,

¹² The extent of the hinterland of the Port of New York is defined by A. J. Sargent in "Seaports and Hinterlands", A. & C. Black, London, 1938, pp. 73-4 & 81.
¹³ 1936.

¹⁴ 1936. See Table 31 in Appendix II.
¹⁵ See Fig. 7 and Table 32 in Appendix II.

FIG. 7
VALUE OF WHOLESALE TRADE REPORTED BY
NET SALES FOR 25 SELECTED CITIES
1935



SOURCE: U. S. DEPARTMENT OF COMMERCE
FEDERAL HOUSING ADMINISTRATION
DIVISION OF ECONOMICS & STATISTICS

but this international focus of investments is also the largest savings bank and life insurance center of the country and of the world.¹⁶ In greater New York at the end of 1936, there were held 56 percent of the life insurance assets of the United States and 54 percent of all the insurance assets.¹⁷ New York is the central money market of the entire country, in addition to being a credit market of its own.¹⁸ Its bank debits to individual accounts are as great as, or greater than, the combined debits of 140 of the other principal cities of the United States.¹⁹

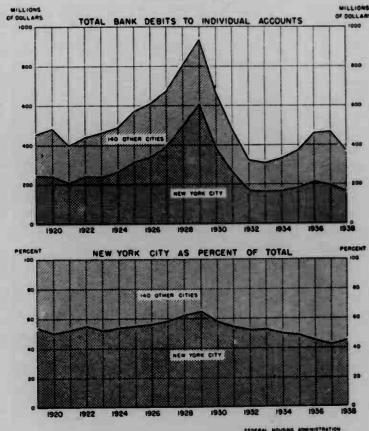
New York, or rather the downtown finan-

¹⁶ Palyi, Melchior, "Life Insurance and the Financial Frontier", Journal of Business of the University of Chicago, Vol. XII, January and April, 1939, p. 42.

¹⁷ Ibid., p. 54.
¹⁸ Ibid., p. 42.
¹⁹ See Fig. 8.

FIG. 8

DEBITS TO INDIVIDUAL ACCOUNTS BY BANKS IN
NEW YORK CITY COMPARED WITH THE
TOTAL FOR 141 PRINCIPAL CITIES
1919 - 1938



Source: Board of Governors of the Federal Reserve System

cial district of New York, has thus been the dominating and controlling financial center of the great industrial constellations of iron and steel at Chicago and Pittsburgh. Here are the head offices of the mills and factories that belch smoke in Pittsburgh or Chicago, and of the mines that extract the copper ores of Utah, Alaska or Chile. As the scattered manufacturing plants of America grew together in a solid line of industries along the Atlantic seaboard from Baltimore to Boston and along the Great Lakes from Buffalo to Cleveland, Toledo and Detroit; New York at the receiving end of a network of railroads that led to its port, and of a nation-wide network of stock exchange, banking, insurance and corporation control connections, became the seat of the dominating forces in the manufacturing, mineral and agricultural hinterland.

IV. The Output of Manufactured Goods.
While New York City is the controlling head-

quarters rather than the actual site of the heavy basic industries, it is at the same time the actual scene of a great variety of manufacturing operations. It dominates the manufacture of women's clothes, with the workshops located for a long period of time near the Lower East Side.

It is the leading printing center.

The food industries, that cater to its own resident population of millions, are numerous and extensive. Nearby in New Jersey are also heavy industries, such as refining of oil and copper, and there is silk manufacturing in Paterson.

The mere presence of such a huge population and the world port has given rise to a great volume of fabricating, manufacturing and assembling.

V. The Influx of Sight-Seers and Travelers.
The concentration of the flow of men, goods and capital upon Manhattan Island created a demand for tall buildings that rose to pinnacles higher than man had ever seen before. The spectacle of the metropolis itself, with its hundreds of towers, looming against the sky by day and its myriad of lights at night, drew hundreds of thousands of tourists.

New York is the chief amusement center of North America and the only city in which the stage maintains a continuous existence. It is the chief shopping center, as its department stores outrank all others in the variety of their wares and in the volume of their business. Its hotels and restaurants became the most famous in America.

Its educational institutions—Columbia, New York University, Fordham, the City College of New York and many others—drew tens of thousands of students. Its universities, museums, night clubs, theatres and variety of life, made it an attractive place of residence for many retired persons living on pensions. Artists, writers, actors, and famous athletes find congenial associates here. Wealthy men gravitate to New York to seek to become a part of the most exclusive social set in America.

New York is the chief port of entry and of embarkation for travelers, and it is from here that most Americans go abroad and that a majority of non-immigrant foreigners enter the United States.

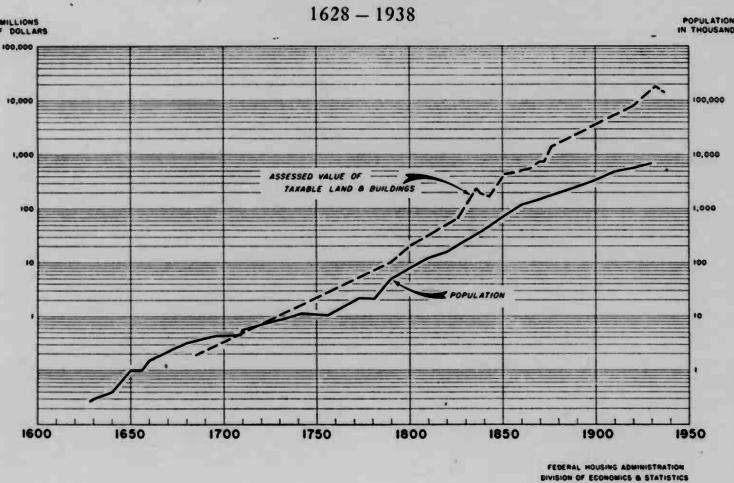
The Combined Effect of the Five Forces. It was the convergence of these five tremendous forces upon New York that enabled its metropolitan area to produce one quarter of the national income in 1929. In this one city, 575,000 families or 42.4 percent of the total number, paid a rent of \$50 a month or over in 1930; while in the United States, outside New York, only 14 percent of the families were in this high rental bracket.

The powerful economic background factors of New York have thus created a housing market far surpassing that of any other metropolitan center in purchasing power.

The impact of the huge stream of com-

merce and people was upon one narrow island during the greater part of the growth of New York. The crowding for space upon Manhattan Island of piers and wharves along the river front, of warehouses and wholesale houses, of banks and stock exchange firms, of garment trades and small factories, of hotels, restaurants and theatres, of brownstone front houses for the middle and upper classes, and of tenements for the millions of immigrants, forced land values to unbelievable heights. The area occupied by buildings, at first confined to the lower tip of Manhattan, grew northward to the Harlem River, as the elevated lines of 1878 made the upper end of the island accessible to the workers. When the whole island was filled with buildings to a height of five or six stories, the revolutionary invention of the steel frame skyscraper made it possible to go to twelve, forty and even one hundred stories into the air. Manhattan

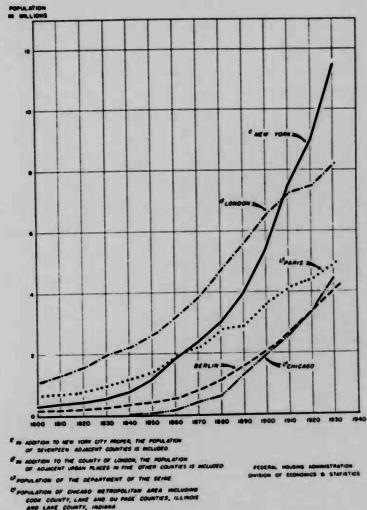
FIG. 9
ASSESSED VALUE OF TAXABLE LAND AND BUILDINGS
COMPARED WITH POPULATION OF NEW YORK CITY



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FIG. 10

COMPARISON OF POPULATION GROWTH OF THE
METROPOLITAN AREAS OF NEW YORK, LONDON,
BERLIN, CHICAGO AND PARIS
1800 - 1931



Island, with no bridges or tunnels to Long Island or New Jersey before the Brooklyn Bridge in 1883, became indeed "the golden earth."

Still it required all the combined effect of the convergence of the stream of international commerce, of the human tide of millions of immigrants, of the pleasure seekers of a continent, and of all the leading banking and financial houses in the Americas upon one narrow island to cause its land values to rise from \$24 in 1624 to over five billion dollars in 1930. The assessed value of all the land and buildings in New York City rose from \$190,000 in 1685 to over 18 billion dollars in 1932.²⁰ The New York Metropolitan region as a whole, with a population of approximat-

ly twelve million persons in 1938, became the greatest urban agglomeration the world has ever known, taking the lead away from the metropolitan area of London in 1910.²¹ It was necessary to have an extraordinary combination of forces indeed to produce the largest urban mass ever brought together.

Such, in briefest retrospect, have been the character of the forces that have produced New York City with its great concentration of wealth upon a small island, and that have caused land in this limited space to attain so high a quoted value. So long has the huge metropolis been carried upward by the powerful sweep of the great flow of men, goods, and capital, that the continuance of this current is expected like the annual overflow of the Nile.

Expectations of more intensive land use and higher assessed land values reflect a condition that has become habitual to the inhabitants of the city. What was once based on historical fact is now supported by custom and tradition. From the high peak of Manhattan land values, there has been only a slight decline. Even after the national income dropped from \$1 billion dollars in 1929 to \$0.4 billion dollars in 1932,²² the assessed land values of Manhattan were actually raised from \$4.8 billion dollars to \$5.5 billion dollars.

The five main forces that converged upon Manhattan and upon the Lower East Side during the nineteenth and early twentieth centuries, however, appear to have reached or passed their climax. The turn in the tide may have been indicated by the terrific crash in stocks on the eleventh of October, 1929; but it was long in the making and probably could not have been long postponed. If the causes that produced the upsurge in each of the five forces be carefully studied, it will be observed that by their nature they were approaching a period of less forcefulness.

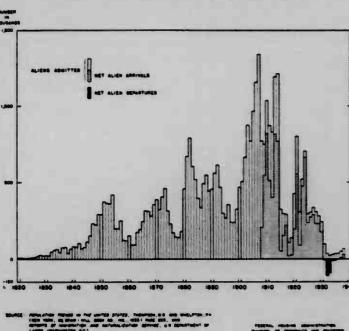
First, the great stream of immigration could not be maintained after our free land

²⁰ See Fig. 9 and Tables 33, 34 and 35 in Appendix II.

²¹ See Fig. 10 and Table 36 in Appendix II.
²² Income produced. U. S. Bureau of Foreign and Domestic Commerce.

FIG. 11

IMMIGRANTS ADMITTED TO THE UNITED STATES,
1820-1938, COMPARED WITH NET ALIEN
ARRIVALS OR DEPARTURES, 1908-1938



—the American investors. Hence, the volume of our foreign trade will probably not soon regain its former proportions, as markets in China and Spain are closed by force and as Italy and Germany seek to develop self-sufficiency in raw materials by control of central Europe. Thus New York, while retaining its predominant position in our foreign commerce, finds that the great river of international trade flowing through its portals before 1929 has shrunk to a small stream, as a result of fundamental changes in the structure of international economy.²⁴

Third, the flow of capital into production has likewise diminished greatly in volume since 1929. The slowing up of the rate of our capital formation has lessened the demand for new capital goods. As the industrial outposts of New York-Chicago, Pittsburgh, Cleveland and Buffalo—have drastically curtailed their output of basic capital goods, this has reacted to the detriment of the financially controlling centers in Wall Street. As speculative ardor has been dampened, there has been a marked falling off in the volume of transfers on the New York Stock

²³ See Fig. 11 and Table 28 in Appendix II.

²⁴ See Fig. 12.

Exchange from the billion share year of 1929. Even in the fairly active year of 1936, there were less than half a billion shares traded in; and during 1938, the volume fell to less than 300 million shares, the lowest figure since 1924.²⁵ While the total volume of bond sales hovered around a three billion dollar level from 1919 to 1937, the purchase and sale of large blocks of government bonds by the banks are consummated in a much smaller number of deals. With the increasing regulation and control of private business by both the Federal and the State Governments, and with the increasing of taxes for public works, relief, and social security, there has been a transfer of purchasing power and financial control from the finance capitalism of New York to centers of government employment.

Fourth, the volume of manufactured goods and the number of industrial workers is de-

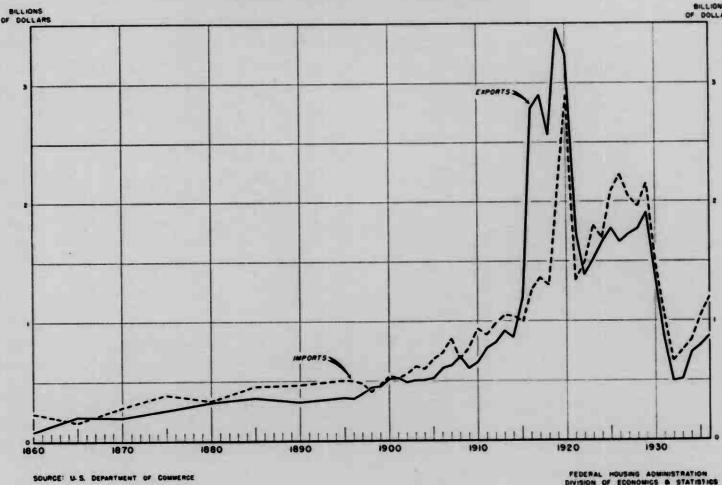
clining in New York City with the downward trend of manufacturing employment for the nation as a whole. There has been an increase in the relative number working in trade, personal service and the professions in New York City from 1870 to 1930, as there has been in the entire United States.²⁶ However, the decline of industrial employment has been less in the other boroughs of New York City than in Manhattan, while in Newark there was a marked gain in manufacturing employment from 1929 to 1937, as the charts in Figures 15 and 16 indicate.

Not merely has there been a lessening in the volume of manufactures in New York City, but there has been, in particular, a shift of the garment trades and other light industries from Lower to Upper Manhattan and from Manhattan itself to other boroughs of New York and to other cities. The Lower

²⁵ See Fig. 13 and Table 37 in Appendix II.

FIG. 12

VALUE OF IMPORTS AND EXPORTS NEW YORK CITY, 1860-1936



East Side is thus farther removed than it once was from the main industrial center of New York.

Fifth, the flow of sight-seers and travelers through New York continues, as it still remains the great show place of the continent; but the center of attraction that was on Lower Broadway in the early and middle 19th century has shifted to the Times Square and Grand Central District. The shopping center has steadily moved uptown from Lower Broadway to 14th Street, 23rd Street, and to Fifth Avenue at from 34th Street northward. Now Rockefeller Center, at Fifth Avenue and 50th Street, appears to be the new center of gravity. The high grade residential area marched up Fifth Avenue from Washington Square to the end of Central Park in the course of the 19th Century. The canyons of Wall Street are dark at night, while it is almost as light as day on Broadway above Times Square. These attractions, as

well as the transportation terminals at the Pennsylvania Station and the Grand Central, have tended to draw the office building and loft building center uptown.

Hence, the movement of forces that are local as well as international in scope, has diminished the flow of men, goods, and capital whirling past the Lower East Side.

An internal movement within New York City itself has likewise carried the dense mass of the city's population away from Lower Manhattan. As the forces that made New York City are thus on the wane, a process of decentralization is taking place within the five boroughs that is lessening the scarcity value of land on Manhattan Island and on the Lower East Side. A series of bridges, tunnels, express highways, and subways have linked the island with the other boroughs and the suburban area. Manhattan, which contained 83 percent of the population of the five boroughs of New York City in 1830, held

FIG. 13
THE ANNUAL VOLUME OF STOCKS AND BONDS
BOUGHT AND SOLD ON THE NEW YORK STOCK EXCHANGE
1900-1938

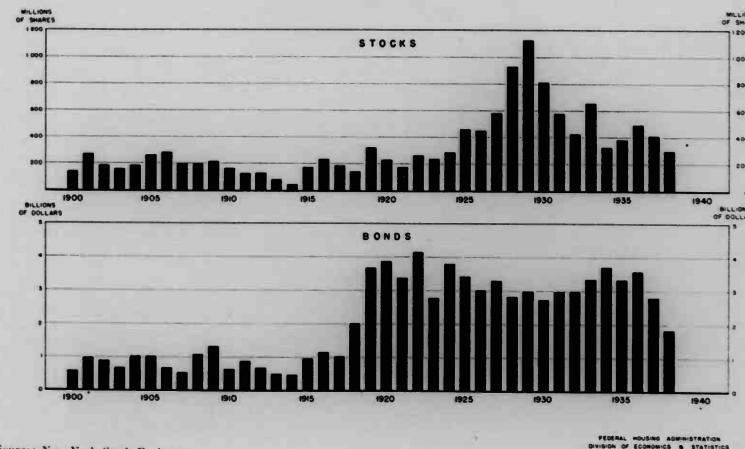
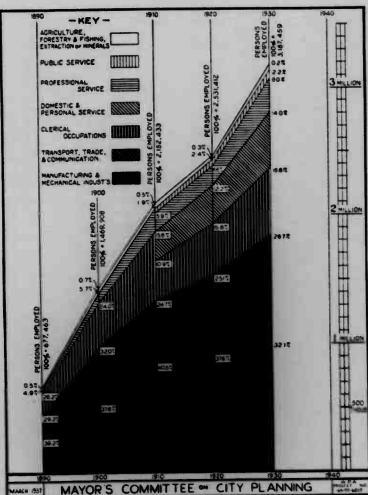


FIG. 14
DISTRIBUTION OF PERSONS BY OCCUPATIONAL GROUPS, NEW YORK CITY
1890-1930



only one quarter of the population of the city a century later.²⁷ One hundred years ago over 80 percent of the population living within the five boroughs of New York as now constituted, resided south of 14th Street in Manhattan. Today less than 6 percent of the population of New York lives on the island below 14th Street.²⁸ There has been an exodus of the middle class, and Manhattan has lost one-third of its resident population since 1910. From 1920 to 1938, 72,000 apartment units in old-law tenements on Manhattan have been demolished. There is a vacancy of probably 25 percent in the remaining old-law tenements, including boarded up buildings. In medium to high rent apartments there was a vacancy of over 8 percent in the Fall of 1938.

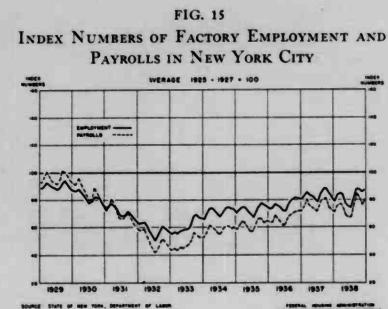
²⁷ See Fig. 17.

²⁸ For extension of settled area of New York City from 1800 to 1934, see Fig. 18.

In office buildings, despite almost total lack of construction of new ones since 1930, there is still a vacancy of 18 percent. Evidently the premium for space on Manhattan has been lessened by the bridges, tunnels and subways that have made many square miles of vacant land as accessible to Uptown Manhattan as Times Square and Grand Central are to the area of the first Dutch settlement.

As a result of the consideration of the economic background forces responsible for the past growth and present position of New York City, it seems apparent that there has been a fundamental change in the power of these forces and in the extent to which they are concentrated upon the limited area of Manhattan Island and upon the Lower East Side. Hence, a careful analysis of present land uses in the Lower East Side and the probable market for any new type of land use is necessary. It can no longer be assumed that a great tide of immigration or a great expansion of commerce will take up any slack that is created by the building of a large supply of new apartment units.

It still remains largely true that New York is the port, the financial capital and the wholesale trading and amusement center of that third of the United States that contains most of the wealth, population, industries, agricultural and mineral resources of this nation. The natural geographic advantages, the elaborate connections by rail and water, and the



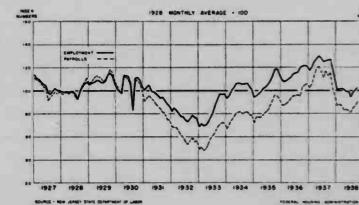
prestige through which it attained and held a dominating position have not changed. The economic support of New York is as substantial as that of the nation itself, but New York is feeling the effect of the slackening rate of growth of the United States as a whole.

There is thus neither occasion for deep pessimism nor reason for wild optimism about the future growth of New York City. The time has come for a careful appraisal of the situation in the light of the changed conditions.

The first subject for investigation to be discussed in the next chapter is the present use of land in the Lower East Side and the income derived from that source.

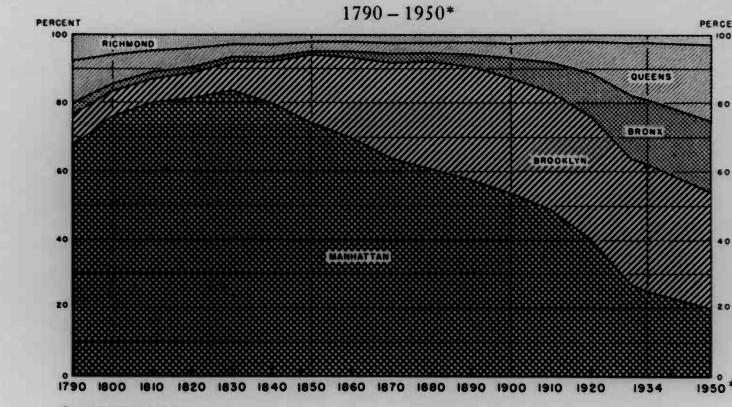
If it is proposed to change the present use of the land, the next question that arises is the possibility of using the land for more intensive non-residential uses such as for stores, office buildings or factories. That will also be discussed in the second chapter.

FIG. 16
INDEX NUMBERS OF FACTORY EMPLOYMENT AND PAYROLLS IN NEWARK-HARRISON INDUSTRIAL AREA



If it is found that the only feasible uses of the land are for residential purposes, and if it is desirable to build new dwelling units that will yield rent sufficient to pay taxes and a net return on private investment, then it will be necessary to compute the total demand in New York City for new dwelling units in this

FIG. 17
PERCENTAGE OF POPULATION OF NEW YORK CITY IN EACH BOROUGH (WITH CURRENT BOROUGH BOUNDARIES)



* ESTIMATED FOR 1950

SOURCES:-
UNITED STATES BUREAU OF CENSUS, 1790 TO 1930
REAL PROPERTY INVENTORY OF NEW YORK CITY FOR 1934

FEDERAL HOUSING ADMINISTRATION
DIVISION OF ECONOMICS & STATISTICS

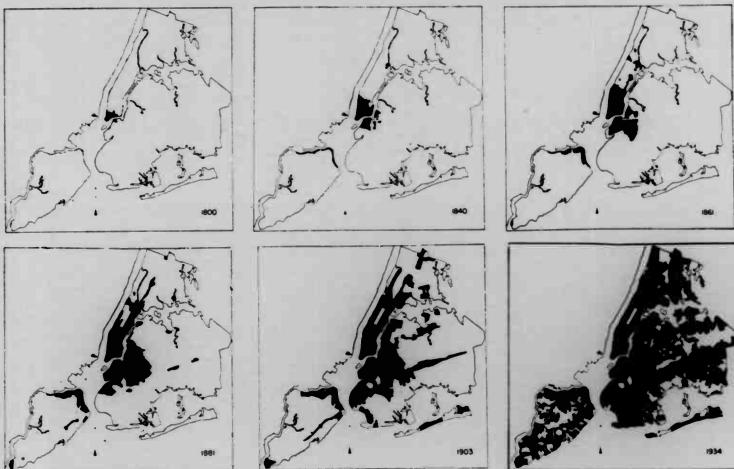
rental range. This is the subject of the third chapter.

What proportion of this total number of families, who desire new apartment units in a rental range high enough to yield a return on private capital, can be attracted to the Lower East Side in competition with other apartment areas in the New York Metropolitan region? This involves a comparison of the level of rents, land values, transportation time and cost, social amenities and neighborhood conveniences of the various competing apartment locations. This is the subject of the fourth chapter.

Finally, if any part of the demand for new apartments in the Lower East Side is to be derived from an increase in the number of families in the New York area and not merely from a shifting of families from one area to another, that will thus create vacancies in one section in order to fill new apartments in another area, then it is necessary to consider whether the growth in the number of new families in New York City is falling below, keeping pace with or exceeding the rate of construction of new family quarters in the metropolitan area. This is the subject of the fifth and last chapter of the report.

FIG. 18

GROWTH OF SETTLED AREAS OF NEW YORK 1800-1934
Date on Each Map Shows Extent of Growth at Time Indicated



CHAPTER II

The Past, Present and Prospective Uses of Land on the Lower East Side of New York City

IN SEEKING to determine the most profitable use of land in the Lower East Side, it is desirable to consider the direction of movement of industrial, commercial, high grade residential and office building uses of land on Manhattan Island. If the path of growth of these more intensive uses of land is toward the Lower East Side, then it might be calculated that in a reasonable period of time this area would be absorbed by higher profit yielding uses. If, on the other hand the direction of movement of factories, stores, high rent apartments and office buildings is away from the Lower East Side and the chances of such intensive utilization as a result of a natural trend of growth are becoming more and more remote, then a drastic rehabilitation on some new basis might be considered.

The Lower East Side for over a century was not only the chief residential area into which newly arrived immigrants poured, but it was also during the first half of the 19th Century a section that was in close proximity to the docks and piers, the leading wholesale and retail stores, the high grade residential areas, the places of amusement, the factories, and office buildings of Manhattan.²⁹

In the course of the century the northward growth of Manhattan caused a movement of many of these intensive land uses away from the Lower East Side. A brief consideration of the present location of the center of each of these uses compared with the location of the center in former periods will indicate the extent of the shift that has occurred in each use.

1. Docks and Piers. The East River frontage of the Lower East Side was once lined with docks and piers for sailing ships.³⁰ As a

²⁹ See Fig. 19.

³⁰ *Ibid.*

result of the increasing size of steamships and the consequent reduction in their number and the development of docks and piers at the railroad terminals along the New Jersey side of the Hudson River and the Manhattan side of the Hudson River in the uptown area, there is no longer any new demand for land on the Lower East Side for docks or piers. Areas formerly devoted to shipping uses near Corlear's Hook have been abandoned for that purpose. Since the volume of foreign trade was expanded to the huge proportions of the world war and post war boom period, without requiring the use of dock facilities on the Lower East Side, it seems very improbable that land on the Lower East Side will soon be needed for shipping again.

2. The High Grade Residential Area. In the early nineteenth century, it was only a short distance from the center of the fashionable residential area on Broadway to the slums of the Lower East Side. The tide of fashionable development, however, moved toward the country estates around what is now Washington Square even in the early nineteenth century; and from 1836 to 1860 proceeded up Fifth Avenue as far as 33rd Street. From the Civil War to 1873 the high grade residential area moved in a belt from Fourth to Sixth Avenues from 33rd Street to outposts as far as 52nd Street. By 1900 the vanguard of the fashionable area had reached Fifth Avenue and 92nd Street.

In the course of one hundred years the center of the highest grade residential section of New York had moved from Fifth Avenue and Washington Square to Fifth Avenue near the northern limits of Central Park. After 1900 Riverside Drive developed as a fashionable residential area from 72nd to 96th Streets,



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FIG. 19 VIEW OF MANHATTAN FROM POINT OPPOSITE THE LOWER EAST SIDE - 1858

reaching its heyday by 1915. There was then an apparent reversal of the northward movement with the development of Park Avenue from 45th Street to 96th Street as the center of fashion, culminating with Sutton Place, Beekman Place, and East End Avenues. Building of high grade apartments continued at Tudor City (42nd Street and the East River), London Terrace (23rd Street and Ninth Avenue) and at Greenwich Village. On the other hand, there was an increasing tendency for the well-to-do to establish homes in single-family residential areas in Riverdale, Montclair, N. J., East Orange, N. J., Forest Hills, Garden City, Oyster Bay, Pelham, Bronxville, Scarsdale, Larchmont, and other outlying communities.

Thus, there is no longer the concentration of the homes of the New York upper economic groups in an area in close proximity to the Lower East Side. The main tide of high grade residential development moved away from Lower Manhattan, and while there has been a limited growth of a few high grade areas as a result of a return to the early centers of fashion, there has been no broad trend of sufficient magnitude to absorb any considerable area of the Lower East Side for intensive high rent apartments.

3. The Retail Shopping Center. The retail shopping center of New York, which was located on Lower Broadway near Wall Street prior to 1800, moved up to Canal Street by 1850. By 1880 it had moved to 14th Street. Its next location was at 23rd Street. Shortly after 1900 several pioneer outposts had been established as far north as 34th Street.³¹ Thirty-fourth Street at Fifth Avenue is now the main center, but the building of Rockefeller Center and the development of shopping along Fifth Avenue from 42nd Street to 59th Street is establishing 50th Street at Fifth Avenue as a new center of gravity of the retail trades. Furthermore this department store trade that was formerly monopolized

³¹ Regional Survey of New York and its Environs. New York, 1928, Vol. I, p. 103.

by the big stores in Manhattan has been partially decentralized by the opening of branches in outlying neighborhoods. Thus the main trend of retail business has been away from the Lower East Side.

4. Wholesale Centers. The wholesale centers in garment trades and other lines have tended to move from Lower Manhattan to Uptown Manhattan, because of the construction of newer buildings in the Uptown Area and the proximity to the amusement centers near Times Square. The function of the storage of goods that once required large space in close proximity to retail trade centers has become of less importance with the increasing practice of direct purchases of retailers from the factories in small quantities as needed, and such physical storage as is required has tended to be crowded off Manhattan Island.³²

5. General Office Centers. The office building center of New York that was once concentrated in Lower Manhattan, has split into two parts, one with a center in the Uptown area near the Grand Central Station and the other with its center at Wall Street. More office workers are now employed in this uptown area than in the downtown section. It is estimated that in November, 1938, there were approximately 367,000 office and independent professional workers employed from 14th to 59th Street in Manhattan compared with 319,000 working south of 14th Street.

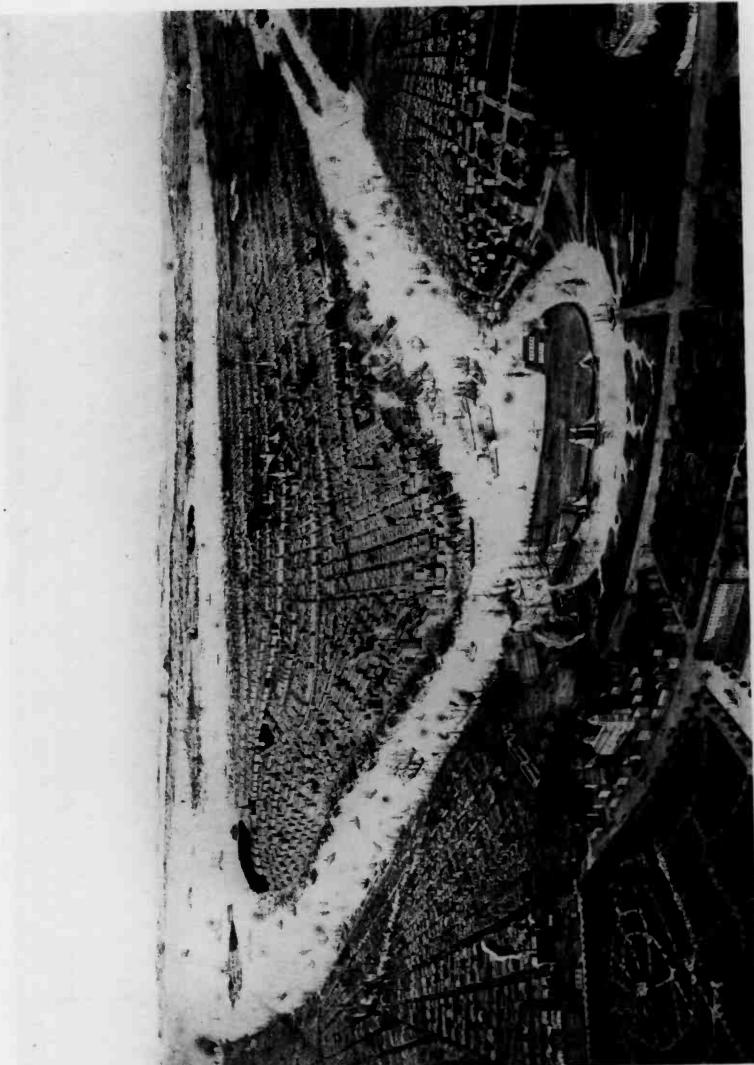
The advantages of the uptown area as an office building center have been due, first, to its proximity to the Grand Central Station and the Pennsylvania Station, which provide quick means of reaching other cities or of going to high-grade residential areas in Westchester County and in Long Island and Connecticut; second, to its proximity to hotels and highgrade residential areas at Park Avenue, Tudor City, Sutton Place, and the Murray Hill Section; third, to its proximity to the

³²Op. cit. p. 100.

INTENTIONAL SECOND EXPOSURE

16

LAND USES OF LOWER EAST SIDE



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FIG. 19 VIEW OF MANHATTAN FROM POINT OPPOSITE THE LOWER EAST SIDE - 1858

LAND USES OF LOWER EAST SIDE

17

reaching its heyday by 1915. There was then an apparent reversal of the northward movement with the development of Park Avenue from 45th Street to 96th Street as the center of fashion, culminating with Sutton Place, Beekman Place, and East End Avenues. Building of high grade apartments continued at Tudor City (42nd Street and the East River), London Terrace (23rd Street and Ninth Avenue) and at Greenwich Village. On the other hand, there was an increasing tendency for the well-to-do to establish homes in single-family residential areas in Riverdale, Montclair, N. J., East Orange, N. J., Forest Hills, Garden City, Oyster Bay, Pelham, Bronxville, Scarsdale, Larchmont, and other outlying communities.

Thus, there is no longer the concentration of the homes of the New York upper economic groups in an area in close proximity to the Lower East Side. The main tide of high grade residential development moved away from Lower Manhattan, and while there has been a limited growth of a few high grade areas as a result of a return to the early centers of fashion, there has been no broad trend of sufficient magnitude to absorb any considerable area of the Lower East Side for intensive high rent apartments.

3. *The Retail Shopping Center.* The retail shopping center of New York, which was located on Lower Broadway near Wall Street prior to 1800, moved up to Canal Street by 1850. By 1880 it had moved to 14th Street. Its next location was at 23rd Street. Shortly after 1900 several pioneer outposts had been established as far north as 34th Street.³¹ Thirty-fourth Street at Fifth Avenue is now the main center, but the building of Rockefeller Center and the development of shopping along Fifth Avenue from 42nd Street to 59th Street is establishing 50th Street at Fifth Avenue as a new center of gravity of the retail trades. Furthermore this department store trade that was formerly monopolized

by the big stores in Manhattan has been partially decentralized by the opening of branches in outlying neighborhoods. Thus the main trend of retail business has been away from the Lower East Side.

4. *Wholesale Centers.* The wholesale centers in garment trades and other lines have tended to move from Lower Manhattan to Uptown Manhattan, because of the construction of newer buildings in the Uptown Area and the proximity to the amusement centers near Times Square. The function of the storage of goods that once required large space in close proximity to retail trade centers has become of less importance with the increasing practice of direct purchases of retailers from the factories in small quantities as needed, and such physical storage as is required has tended to be crowded off Manhattan Island.³²

5. *General Office Centers.* The office building center of New York that was once concentrated in Lower Manhattan, has split into two parts, one with a center in the Uptown area near the Grand Central Station and the other with its center at Wall Street. More office workers are now employed in this up-town area than in the downtown section. It is estimated that in November, 1938, there were approximately 367,000 office and independent professional workers employed from 14th to 59th Street in Manhattan compared with 319,000 working south of 14th Street.

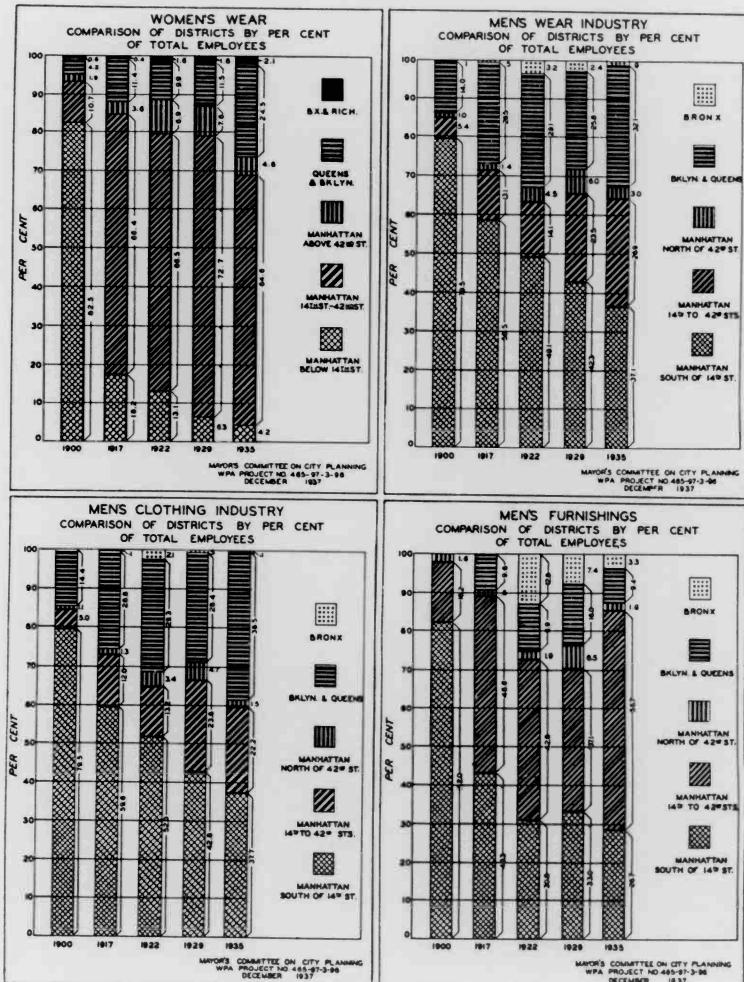
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³¹ Regional Survey of New York and its Environs, New York, 1928, Vol. I, p. 103.

³² *Op. cit.* p. 100.

FIG. 20

DISTRIBUTION OF WORKERS IN MEN'S AND WOMEN'S WEAR BY AREAS IN MANHATTAN AND OTHER BOROUGHS
1900-1935



amusement center; and fourth, to its proximity to the retail shopping center.

Out of town customers prefer office areas near shopping and amusement centers. This uptown office movement has carried with it banks as well as general offices. The main quarters of the Bowery Savings Bank is no longer on the Bowery but at 42nd Street, near the Grand Central Station. The 42nd Street Branch of the Emigrant Industrial Savings Bank has expanded its assets from nothing in 1925 to nearly \$200,000,000 in 1939.

6. Factories and Industries. New York City was the leading manufacturing city of the

nation by 1860,³³ and most of its industries were located in close proximity to the Lower East Side. Today the women's garment trades are the leading industry in New York City, with the printing trades ranking second.³⁴

In the garment trades there has been a great shift in the location of plants away from the area in close proximity to the Lower East Side. In 1900, eighty-two percent of the employees in the women's wear industry worked in Manhattan below 14th Street. By 1935, only four percent of the employees in that industry worked south of 14th Street. In the

³³ For growth in number of manufacturing wage earners in New York from 1869 to 1935 see Table 39, Appendix II.

³⁴ See Tables 40 and 41 in Appendix II.

FIG. 21

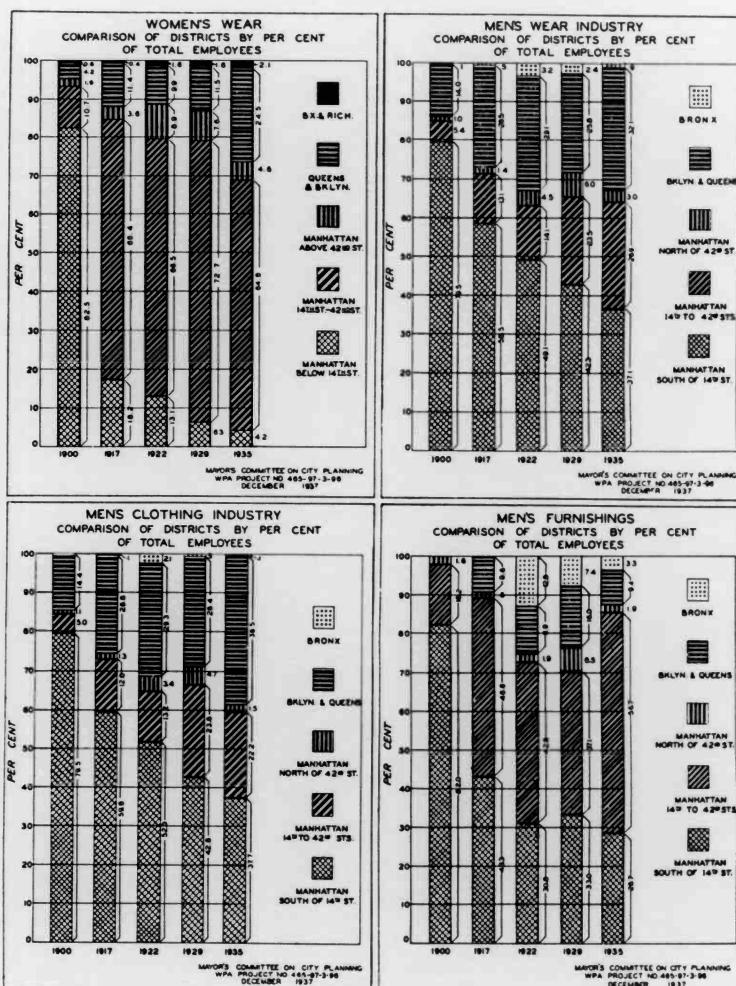
AERIAL VIEW OF LOWER EAST SIDE IN THE VICINITY OF CORLEAR'S HOOK, 1939



FAIRCHILD AERIAL SURVEYS INC. N.Y.
Photo by Fairchild Aerial Surveys, Inc., N. Y. C.

FIG. 20

DISTRIBUTION OF WORKERS IN MEN'S AND WOMEN'S WEAR BY AREAS IN MANHATTAN AND OTHER BOROUGHS
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AERIAL VIEW OF LOWER EAST SIDE IN THE VICINITY OF CORLEAR'S HOOK, 1939



FAIRCHILD AERIAL SURVEYS INC. N.Y.C.
Photo by Fairchild Aerial Surveys, Inc., N. Y. C.

TABLE 1
POPULATION OF THE LOWER EAST SIDE IN MANHATTAN
(By Countries of Birth)

	1855	1905	1910	1920	1930
United States	91,999	194,292	171,186	173,734	117,892
Northwestern Europe	105,318	27,178	14,324	8,608	5,893
Southeastern Europe	722	295,760	354,206	231,258	120,513
All Others	1,885	1,068	1,541	2,191	3,125
Negro and Non-White	—	—	204	317	2,332
TOTAL	199,924	518,298	542,061	416,108	249,755
Persons per Acre	200.1	518.8	542.6	416.5	249.8

same period, from 1900 to 1935, the percentage of the employees in the men's wear industry dropped from 80 to 37 percent.³⁵

7. *Amusement Centers.* The amusement centers of Manhattan, once on Lower Broadway south of Canal Street, have likewise moved to the bright light area on Broadway and the side streets from Times Square to 50th Street. Theatres, both motion picture and legitimate, opera, Madison Square Garden, night clubs, hotels and famous restaurants, are all to be found in abundance in this uptown area, while the canyons of Wall Street are dark and deserted at night.

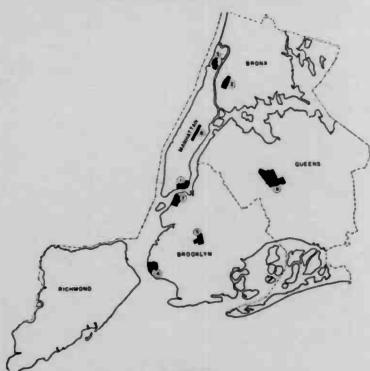
8. *The Change Within the Lower East Side.* While the shipping, commercial, office, amusement, and high rent residential uses of land have thus moved away from areas near the Lower East Side, great shifts and internal changes have taken place within the Lower East Side itself. There has been a turnover in the racial occupancy of the area, and a steady deterioration in the character of the buildings as the effects of advancing age and obsolescence of the structures have been accelerated by occupancy by successively lower income groups.³⁶

The Lower East Side was first occupied by immigrants from northwestern Europe, particularly the Irish and Germans. After the change in the character of immigration in the eighties, the Irish and Germans moved out of the Lower East Side and immigrants from Russia, Poland, and Italy moved into the area. This change is indicated by Table I.

³⁵ See Fig. 20.

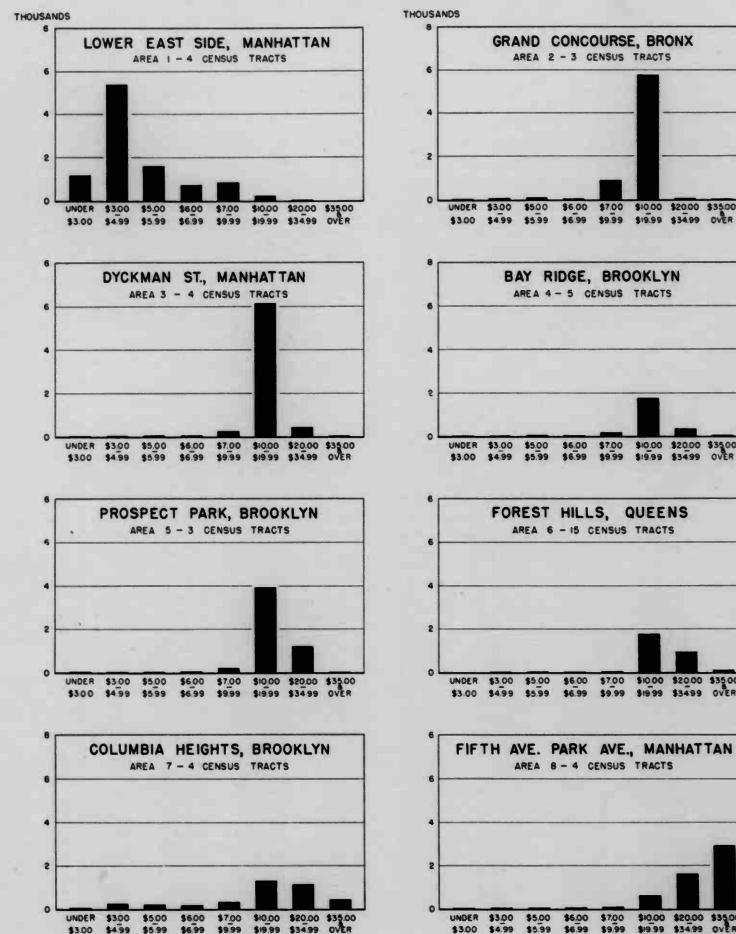
³⁶ For a general aerial view of the area, see Fig. 21.

FIG. 22
AREAS SELECTED FOR THE COMPARISON OF
MONTHLY RENTALS FOR DWELLING UNITS
NEW YORK CITY—1934



- LEGEND
1. LOWER EAST SIDE 4 Census Tracts
 2. GRAND CONCOURSE, BRONX 3 Census Tracts
 3. DYCKMAN ST., MANHATTAN 4 Census Tracts
 4. BAY RIDGE, BROOKLYN 5 Census Tracts
 5. PROSPECT PARK, BROOKLYN 3 Census Tracts
 6. FOREST HILLS, QUEENS 15 Census Tracts
 7. COLUMBIA HEIGHTS, BROOKLYN 4 Census Tracts
 8. FIFTH AVE., PARK AVE., MANHATTAN 4 Census Tracts

FIG. 23
COMPARISON OF RENT PER ROOM FOR MULTI FAMILY STRUCTURES
IN VARIOUS LOCATIONS IN NEW YORK CITY—1934



SOURCE: REAL PROPERTY INVENTORY OF
NEW YORK CITY, 1934

FEDERAL HOUSING ADMINISTRATION
DIVISION OF ECONOMICS & STATISTICS

Lower East Side declined from 542,061 to 249,755 from 1910 to 1930, and the number of persons per acre from 542.6 to 249.8.

The rents per room have now fallen to such a low point (\$3 to \$6 a month) that they no longer yield any net return above operating expenses, except where considerable amounts have been spent for repairs and alterations.³⁷ The Lower East Side is now the largest low rent area in New York City, and it stands at the opposite social pole from Park Avenue. While 88 percent of the family units in certain census tracts on the Lower East Side rented for less than \$30 a month in 1934, and only four tenths of one percent rented for over \$75 a month, in the Fifth Avenue-Park Avenue area less than two percent of the quarters rented for less than \$30 a month and 78 percent of the quarters rented for \$75

³⁷ See Table 2.

³⁸ See Fig. 23 and Fig. 24.

FIG. 24

COMPARISON OF MONTHLY RENTAL OF DWELLING UNITS IN VARIOUS LOCATIONS IN NEW YORK CITY - 1934

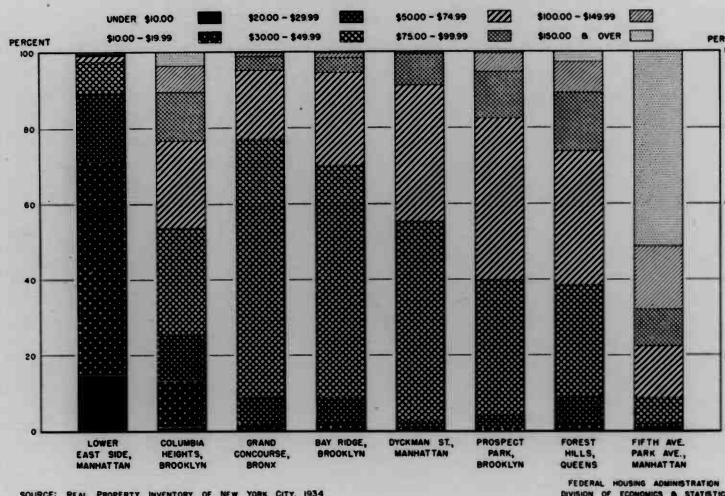


TABLE 2

INCOME AND OPERATING EXPENSES OF A TYPICAL OLD-LAW TENEMENT IN THE LOWER EAST SIDE OF NEW YORK CITY, 1935-1938³⁸

	1935 (8 mos.)	1936	1937	1938
<i>Income</i>	\$1,543.50	\$2,654.50	\$3,006.50	\$2,732.75
<i>Repairs and Maintenance</i>				
Plumbing	187.72	204.06	542.61	
Carpentry	77.28	188.29	78.15	
Glazing and roofing	38.24	409.81	73.85	
Painting	261.75	474.40	309.40	
Electrical	16.51	28.73	26.70	
	\$ 581.50	\$1,305.29	\$1,030.71	
<i>Other Operating Expenses</i>				
Commissions	51.18	—	50.57	
Pay roll	294.00	245.00	220.00	
Gas and electric	64.68	61.14	69.18	
Fuel	299.14	278.88	274.01	
Water	162.00	162.00	162.00	
Sundries	64.14	99.71	65.56	
Insurance	228.49	279.90	240.13	
	\$1,163.63	\$1,126.63	\$1,081.45	
<i>Total Operating Expenses</i>	\$1,194.46	\$1,745.13	\$2,431.92	\$2,112.16
Operating income	\$ 349.04	\$ 909.37	\$ 574.58	\$ 620.59
Taxes	465.29	668.23	655.76	638.14
Available for interest	\$ -116.25	\$ 241.14	\$ -81.18	\$ -17.55
Alterations	None	\$3,802.12	None	None

Source: Emigrant Industrial Savings Bank

³⁸ From the scanning of the records available, it is believed that the record of this building is fairly representative of the old-law tenements in this area, upon which no money has been expended in modernization. For income and operating figures of partially modernized tenements, see Tables 4 and 5, Appendix II.

have been torn down in recent years. The demolition trend has been accelerated by the more vigorous enforcement of the Tenement House Law. Rather than spend the additional amount required to put their buildings in condition to comply with the law, owners have chosen to demolish their buildings. In 1934 there were 303 vacant and boarded-up buildings in the Lower East Side and 80 vacant lots. Since that time there has been a rapid increase in the number of vacant lots and boarded-up buildings.⁴⁰ By 1939, one-eighth of the entire land area of this section consisted of non-income producing properties.

In the Corlear's Hook District—the old Seventh Ward—the population declined from 102,104 in 1910 to 41,000 in 1935.⁴¹ In that area, bounded by James Street, Division Street, East Street and the East River, there

were in 1935; 972 old-law tenements, 82 new law tenements, 109 dwellings and 6 rooming houses. Only 8 percent of the occupied tenements were less than 33 years old. In April, 1939, in this limited area alone there were 265 vacant lots, and 264 closed and boarded up buildings.

Most of the area of the Lower East Side has become a liability to the owners and the city. Tax delinquencies have greatly increased⁴² and many of the residents are on public relief. Few of the residents actually work near the area. While there are pushcart vendors and owners of stores who reside in the section, the low paid garment workers who, to a considerable extent, still live in the section, work in the garment trade centers

⁴⁰ See Fig. 26.

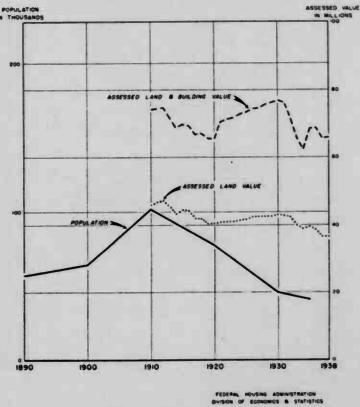
⁴¹ See Fig. 25.

⁴² Joseph Platzker, East Side Chamber News, N. Y., May, 1935, p. 6.

⁴³ See Fig. 27 (for vacant areas in October 1938 see Fig. 26).

FIG. 25

COMPARISON OF ASSESSED VALUES OF LAND AND POPULATION IN THE CORLEAR'S HOOK REGION OF THE LOWER EAST SIDE
NEW YORK CITY, 1890-1938



north of 14th Street. Thus, it is found that 15.5 percent of the subscribers to a leading garment workers magazine reside in the Lower East Side, although practically none work there.⁴⁴

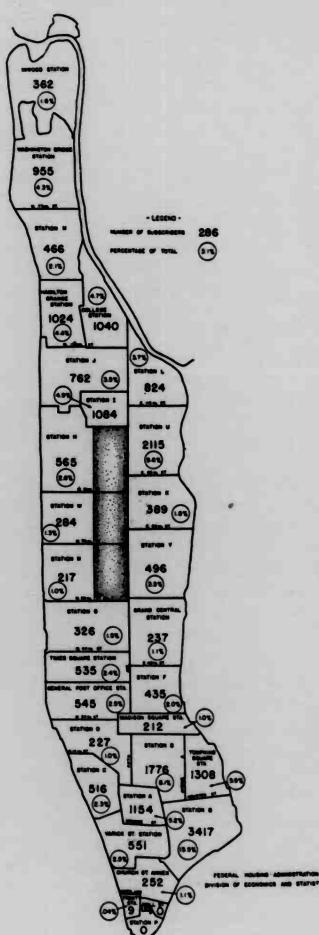
Thus, with many sources of employment moving away from the areas near the Lower East Side, and with the area itself in a state of internal decay, it seems obvious that the area will not be rehabilitated by piecemeal building construction. In what way, then, can the area be turned to a profitable use and from what direction can this new use be expected to come?

9. *The Financial Center.* While the general movement of forces giving rise to intensive land uses has been away from the Lower East Side, there has been one group of institutions that have remained anchored to Lower Manhattan and that may be expected to remain below 14th Street. These institutions are the stock exchange, commodity exchanges, the

⁴⁴ See Fig. 28.

FIG. 28

DISTRIBUTION OF NUMBER OF SUBSCRIBERS TO MAGAZINE "JUSTICE" BY PLACES OF RESIDENCE OF WORKERS IN THE GARMENT TRADES IN MANHATTAN—1938



corporation offices and banks of Wall Street, the public utility offices of the American Telephone and Telegraph Company, the New York Telephone Company and the Consolidated Edison Company, and the State and Municipal offices in the City Hall and State Departments.

It is hardly conceivable that the network of institutions comprising the financial and security markets, that have retained their present location for over a century, will suddenly move away. Neither is it likely that, after a huge investment in Municipal and State office buildings, these centers of local government will be shifted. Nor are the utility companies apt to move their base of operations.

However, if these great institutions are not

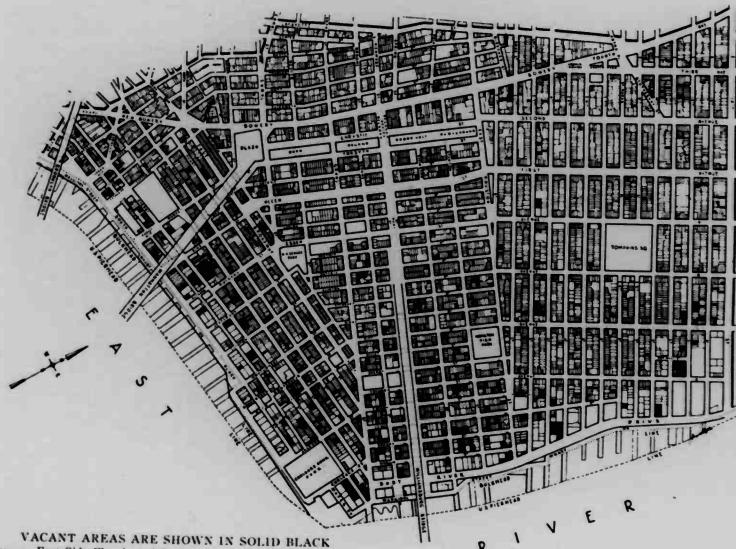
likely to move, it is, on the other hand, improbable that they will expand to any great extent. If the volume of stock and bond transfers again rises to the peak of 1929, the present facilities can probably take care of this added volume of business without new building. With a vacancy in offices in Wall Street of 18 percent,⁴⁵ despite lack of new office construction,⁴⁶ it is hardly to be expected that new office buildings near the Lower East Side will be required for some time to come. Even if such office buildings are needed, however, they occupy only a limited amount of land, because it is of utmost importance that the additional space be within short walking

⁴⁵ See Fig. 29 and Table 44, Appendix II.

⁴⁶ See Fig. 30 and Table 7, Appendix II.

FIG. 26

VACANT SITES IN LOWER EAST SIDE
OCTOBER, 1938



distance from the present financial center. Consequently, expansion of office space will be vertical on a limited land area rather than lateral on extensive plots of ground.

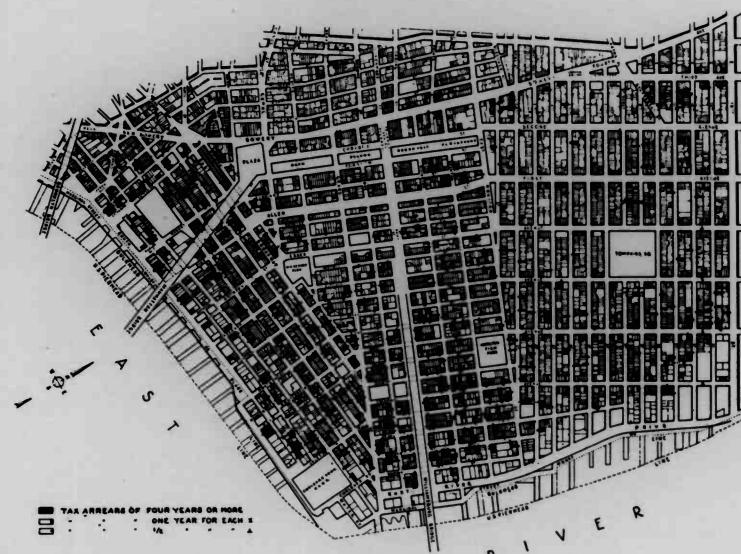
Hence, the maintenance or even expansion of existing sources of employment in the Wall Street area affords little prospect for the use of land for these intensive uses as far from the office centers as the Lower East Side.

Whilst the maintenance of the existing volume of employment in offices in the area south of 14th Street does not create a demand for land in the Lower East Side for office purposes, it does suggest that there exists a pos-

tential demand for this land for residential uses. For here is a body of 642,000 workers, 70 percent of whom consume from 40 minutes to over two hours a day going to and from their work, while here is lying an area of 1,000 acres, most of which is now yielding little or no net economic return, that is within walking distance of their places of work.⁴⁷ The extent of this possible demand for a new apartment development on the Lower East Side will be analyzed in the next chapter.

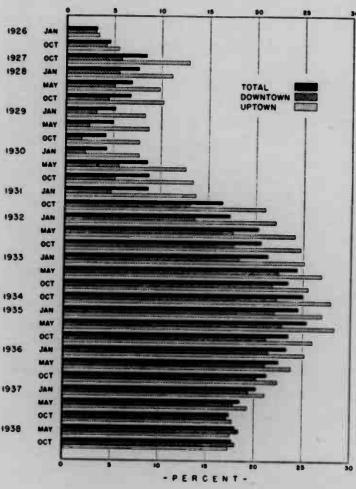
⁴⁷ The proximity of the present large office building centers in Lower Manhattan to the Corlear's Hook area is shown by the aerial view in Fig. 1.

FIG. 27
RECORD OF TAX DELINQUENCY IN LOWER EAST SIDE
TO JAN. 1st, 1938



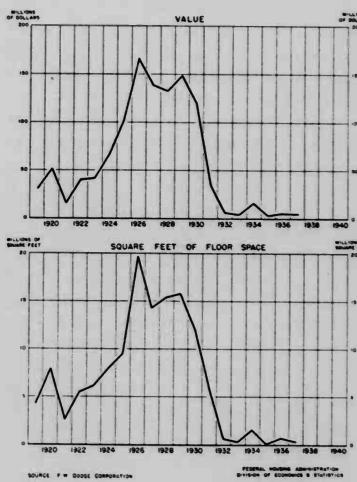
Source: East Side Chamber of Commerce

FIG. 29
PERCENT OF RENTABLE OFFICE FLOOR SPACE
VACANT IN THE BOROUGH OF MANHATTAN
1926 - 1938



Source: National Association of Building Owners and Managers.

FIG. 30
CONTRACTS AWARDED FOR OFFICE BUILDINGS
NEW YORK CITY
1919 - 1938



CHAPTER III

The Rental Market for Apartments in the Lower East Side

IF A NEW cycle of residential development is to be started on the Lower East Side on a basis of rents that will yield a return on the investment of private capital in buildings and justify a land value above the zero level, it is obvious that a class of tenants must be attracted to the area who have higher incomes than most of those who are living there now. At present, in practically all new privately financed apartment developments in the New York Metropolitan area, the rental range is from \$17 to \$25 a month a room, or \$50 and over for a three-room apartment. This level of rents, that is now the minimum on all new privately financed apartments in the New York area, requires a minimum annual family income of approximately \$2,000 a year.

Accordingly, the first step in an analysis of the market for apartments in the Lower East Side is to determine the number of prospective tenants who have incomes in excess of \$2,000 a year and those who qualify otherwise, who might be attracted to a modern garden type apartment on the Lower East Side. After ascertaining the extent of the area that might be occupied by those with incomes above \$2,000, the next step will be to estimate the number of added apartments that could be absorbed if rents were lowered to a point that would fall within the means of families with incomes from \$1,000 to \$2,000 a year.

Present Distribution of Families by Rental Groups on Manhattan Island

In 1934, of 99,921 rented occupied family quarters on Manhattan, south of 14th Street, only 10,655 or 10.7 percent were occupied by families paying \$50 a month rent or more. In contrast to this, in the area north of 59th Street, 92,059 families out of a total of 291,882 paid \$50 a month or more. This was 31.5 percent of the total number in that area.

Table 3 shows the distribution of families in Manhattan paying rent of \$50 or more per month, by areas of residence.⁴⁸

TABLE 3
DISTRIBUTION OF FAMILIES PAYING RENT OF \$50 OR MORE PER MONTH BY AREAS OF RESIDENCE⁴⁹
Manhattan, 1934

Area of Residence	Number	Percent
South of 14th Street	10,655	8.4%
14th Street to 59th Street	25,102	19.6
North of 59th Street	92,059	72.0
TOTAL	127,816	100.0%

Location of Places of Employment of the Workers in New York City

While Manhattan had only 25 percent of the total resident population of the five boroughs of New York in 1934, it had at the same time 68.4 percent of the daytime workers, as the following table shows:⁵⁰

TABLE 4
DAYTIME POPULATION OF THE BOROUGHS OF NEW YORK COMPARED WITH RESIDENT POPULATION—1934

Boroughs	Daytime Population*	Percent of N.Y.C.	Resident Population	Percent of N.Y.C.
Manhattan	1,462,755	68.4	1,724,245	25.1
Brooklyn	373,689	17.5	2,550,448	37.1
Bronx	156,676	7.3	1,294,873	18.8
Queens	116,850	5.5	1,144,250	16.7
Richmond	28,173	1.3	160,338	2.3
TOTAL	2,138,143	100.0	6,874,154	100.0

* Daytime Population includes all workers whether employed during the day or night.

The working population is concentrated chiefly below 59th Street, as in 1934 there were 1,393,530 persons working south of 59th Street in Manhattan, compared with only 127,728 persons working north of 59th Street. For these 1,393,530 persons working

⁴⁸ Real Property Inventory of New York, 1934.
⁴⁹ See Table 46 in Appendix II for complete table of Distribution of Families by Rental Groups in Manhattan, 1934.
⁵⁰ Real Property Inventory of New York, 1934.

south of 59th Street in 1934, most of whom were heads of families requiring separate family quarters, there were at the same time only 186,684 occupied family quarters. It is accordingly self-evident that the great majority of the workers in the employment centers in Manhattan, travel to areas north of 59th Street in Manhattan, to other boroughs of New York City, and to suburban areas in New Jersey, Westchester County, and Nassau County.

Where the Workers in Manhattan Live

The place of residence of the workers in Manhattan was tabulated from the Personnel Records Sample.⁵¹ From these data, it appears that of all the workers in Manhattan only 19 percent live on the Island and only 2.1 percent live in the area below 14th Street. Of the rest, Brooklyn and Queens attract considerably more than half, with 25.2 percent and 19.9 percent respectively. The distribution of workers among the remaining residential areas is as follows: Bronx 13.4 percent, Richmond 2.2 percent, suburban New York Counties and Connecticut 6.3 percent, and the New Jersey Counties 13.9 percent.⁵²

A separate tabulation of the place of residence was made for those working in Manhattan above and below 14th Street. These data indicate that a somewhat smaller percentage of the downtown workers than of the uptown workers live in Manhattan, the

⁵¹ For description of Personnel Records Sample see Appendix I.
⁵² See Fig. 31.

Bronx, Queens and the suburban New York counties; and, as would be expected, a somewhat larger percentage live in Brooklyn, Richmond, and the New Jersey counties. The distribution of the downtown workers by place of residence is shown in Fig. 32.

Another tabulation of the Personnel Records Sample indicates the number of workers in Manhattan living in each of 89 sub-areas⁵³ of the New York Metropolitan region. These data are presented graphically in the form of a map and two flow charts.⁵⁴ On both the map and the flow charts the percentage distribution of workers living in the various sub-areas is used rather than the actual number. These data show quantitatively where the working population of Manhattan lives, and at the same time serve to illustrate that a large percentage of the workers must travel comparatively long distances from Manhattan to find satisfactory living quarters.

Time Required for Workers in Manhattan to Travel From Their Homes to the Principal Employment Centers

The time required for workers to travel from their homes to the principal employment centers, was tabulated from the Questionnaire Sample.⁵⁵ The following table shows the percentage of total workers requiring a given time to go from the various residential areas to their work in Manhattan:

⁵³ The boundaries of the sub-areas of the New York Metropolitan region are described on pages 133 to 135 of Appendix I.

⁵⁴ See Figs. 33, 34 and 35.

⁵⁵ For description of Questionnaire Sample see Appendix I.

TABLE 5
PERCENTAGE DISTRIBUTION OF TOTAL WORKERS IN MANHATTAN BY THE TIME REQUIRED TO TRAVEL FROM THE AREAS OF RESIDENCE TO PLACES OF WORK⁵⁶

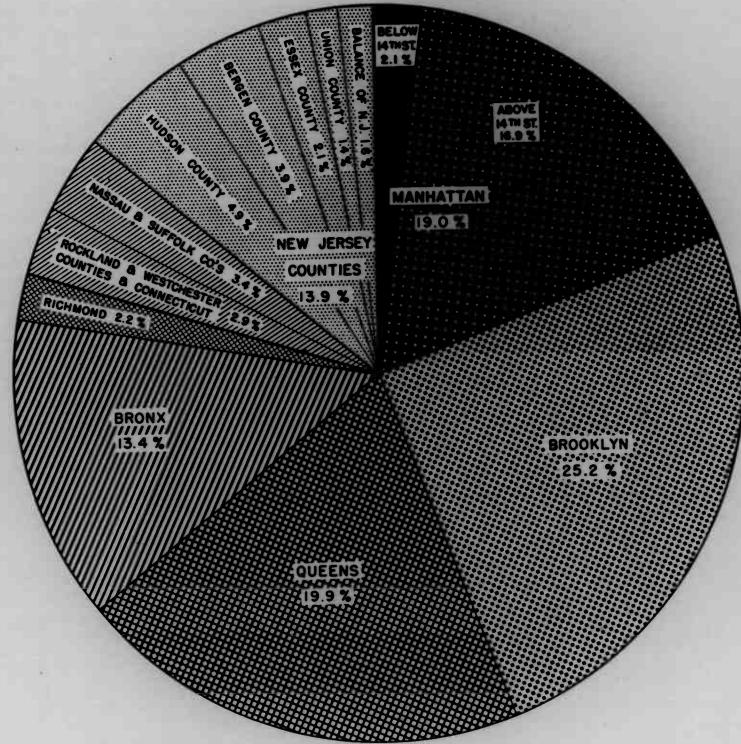
Time Group	Manhattan	Bronx	Queens	Brooklyn	Jersey	New York	New Residential Areas	Suburban	Total All Residential Areas
Less than 20 Minutes	26.1	.1	.5	1.9	.1	1.9	5.9		
20 to 39 Minutes	49.7	22.1	22.1	31.1	9.0	5.5	25.9		
40 to 59 Minutes	19.3	50.3	39.4	51.8	30.0	23.1	36.7		
60 to 89 Minutes	4.6	26.5	34.2	14.8	52.2	48.3	27.0		
90 Minutes and Over	.3	1.0	3.8	.4	8.7	21.2	4.5		
	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

⁵⁶ See Tables 16, 17 and 18 in Appendix I.

Source: Questionnaire Sample

FIG. 31

PERCENTAGE DISTRIBUTION OF INCOME EARNERS WORKING IN
MANHATTAN BY PLACE OF RESIDENCE
NOVEMBER, 1938



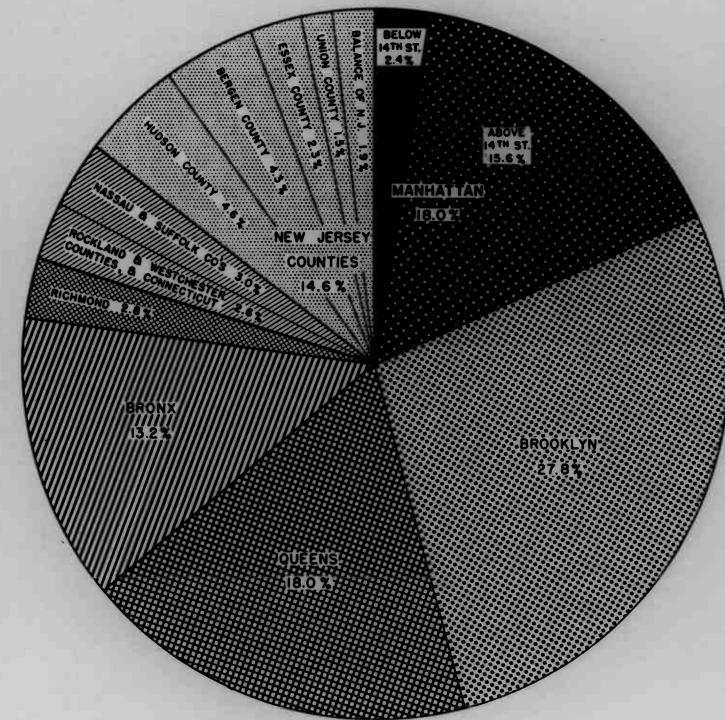
SOURCE: ANALYSIS OF THE DEMAND FOR APARTMENTS
IN THE LOWER EAST SIDE OF MANHATTAN
NOVEMBER, 1938

BASED ON PERSONNEL RECORDS SAMPLE

FEDERAL HOUSING ADMINISTRATION
DIVISION OF ECONOMICS AND STATISTICS

FIG. 32

PERCENTAGE DISTRIBUTION OF INCOME EARNERS WORKING IN
MANHATTAN BELOW 14th STREET, BY PLACE OF RESIDENCE
NOVEMBER, 1938

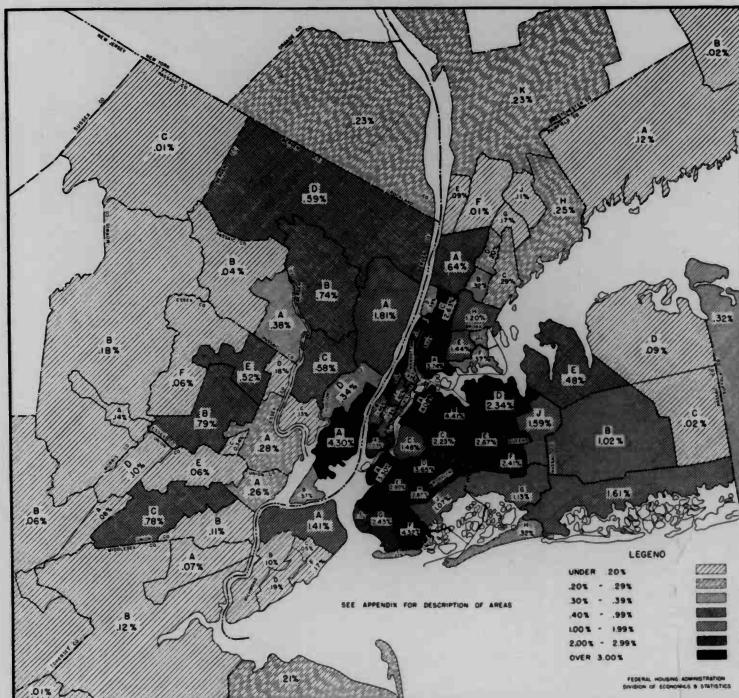


SOURCE: ANALYSIS OF THE DEMAND FOR APARTMENTS
IN THE LOWER EAST SIDE OF MANHATTAN
NOVEMBER 1938
BASED ON PERSONNEL RECORDS SAMPLE

FEDERAL HOUSING ADMINISTRATION
DIVISION OF ECONOMICS AND STATISTICS

Thus while only 24.2 percent of the workers on Manhattan who live there travel 40 minutes or more each way to get to work, 77.8 percent of the workers who live in the Bronx and 92.6 percent of those who live in Suburban New York (Westchester, Rockland, Nassau and Suffolk Counties) require over 40 minutes to go from their homes to their places of work. Similarly for the rest of the residential areas of Metropolitan New York, the percentage requiring 40 minutes or more is as follows: Brooklyn, 67.0 percent, Queens 77.4

FIG. 33
PERCENTAGE DISTRIBUTION OF INCOME EARNERS
WORKING IN MANHATTAN BY AREA OF RESIDENCE, 1938



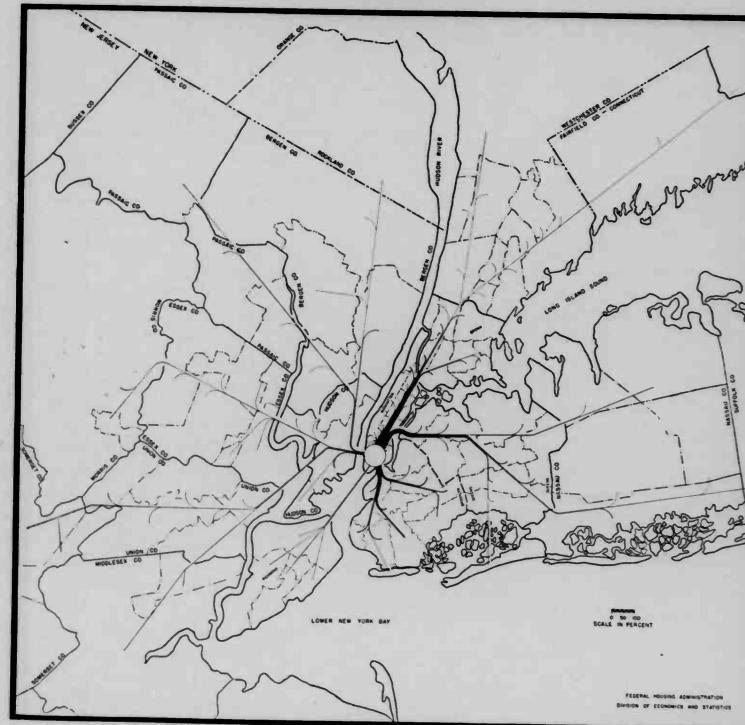
available near places of employment, many of these long trips could be eliminated.

The Lower East Side offers a possible site for such housing facilities. Here is an area in close juxtaposition to the downtown financial center and the employment area south of 14th Street, where 642,000 workers are employed. Of this great mass of workers, less than three percent live in the area near their work, and

97 percent travel from 20 minutes to over an hour and a half each way to reach their homes. There thus seems to be a large potential market for a properly designed project in this area.

The estimates that are made as to the number of persons who can be attracted to an apartment project on the Lower East Side are based on the assumption that all of the fol-

FIG. 34
**DISTRIBUTION OF PERSONS
 WORKING IN MANHATTAN SOUTH OF 14th STREET
 BY AREAS OF RESIDENCE**
 NOVEMBER, 1938



lowing seven conditions will be strictly observed:

First, to overcome the handicap of an unattractive approach, a private bus line traveling from the main working centers to the project by the East River Drive should be maintained.

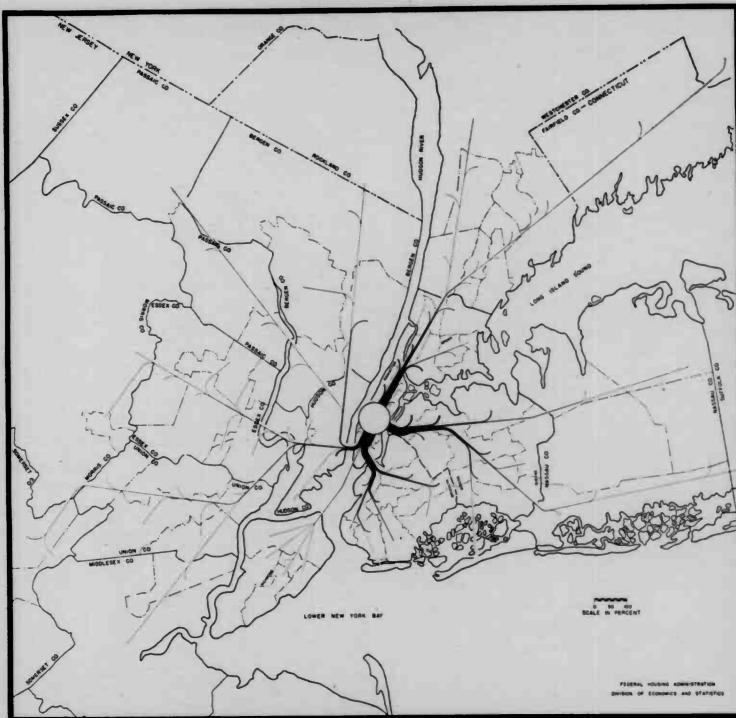
Second, the buildings in the project should be of attractive design with modern equipment,

ment, cross ventilation and ample sunlight.

Third, the entire project should be large enough in scope to constitute an entirely independent community within the city, and it should cover an area of several old city blocks, arranged in the form of super blocks.

Fourth, the percentage of land coverage should be low, not exceeding 30 percent and preferably not over 20 percent.

FIG. 35
DISTRIBUTION OF PERSONS
WORKING IN MANHATTAN NORTH OF 14th STREET
BY AREAS OF RESIDENCE
NOVEMBER, 1938



Fifth, attractive schools and shopping centers should be established for the use of the members of this community.

Sixth, the level of rents should be no higher than that in new medium rent apartment areas in other parts of the New York Metropolitan region, which at the present time ranges from \$15 to \$18 a month a room.

Seventh, the land cost should not exceed the cost of land in competing apartment areas in the New York Metropolitan region which now varies between ten cents to \$2.00 to \$3.00 a square foot.

All the estimates made in this report are predicated on the observance of the above conditions. When it is proposed to build on the Lower East Side a project that is set up on the same rental level as attractive garden apartments in Riverdale, Forest Hills, the Grand Concourse, Columbia Heights, Dyckman Street, East Orange, and other apartment areas in suburban communities, then there must be sufficient attractions in the project to induce the prospective tenant to overlook the unpleasant aspects of the existing old improvements. The Lower East Side project must loom above its surroundings as a new type of urban development that will set the pattern for future rebuilding if it is not to be engulfed in the blighted neighborhood by which it is surrounded.

If these conditions are met, what is the potential market for an apartment project in this area that would be set up on an approximate average rental of \$18 a month a room or a minimum of \$50 a month for a three-room apartment? As no market analysis had hitherto been made, and as the subject is of too great importance to be decided by mere opinions, it was necessary to make a careful statistical investigation. This survey made in November 1938, indicated the approximate total number of workers north and south of 14th Street in Manhattan and their occupational and income distribution. It also revealed their distribution by places of residence. As there were approximately 100,000

individual returns, it is believed that the sample is adequate to show the occupational, income and residential distribution of the workers in Manhattan.⁵⁷

Of the estimated total number of 1,715,000 daytime workers in Manhattan in November 1938,⁵⁸ it is estimated that approximately 642,000 worked south of 14th Street. Since, for reasons given hereafter, most of the prospective tenants may be expected to come from persons working on Manhattan Island south of 14th Street, it is logical to analyze first the occupational and income distribution and the distribution by places of residence of this group.

Of the total of approximately 642,000 persons working south of 14th Street, approximately 319,000 are office and independent professional workers. In addition to office workers, who constitute approximately one-half of the total number, there are approximately 147,000 workers in retail and wholesale trade, 106,000 factory workers, and 70,000 other workers.⁵⁹

In order to qualify as a tenant for a new apartment project in which the dwelling units rent for \$50 a month or more, it is usually necessary for the tenant to have an income of \$2,000 or more, except in cases of doubling up. Accordingly, the first elimination that must be made from the entire group are those receiving incomes of less than \$2,000 a year. It is estimated that approximately 155,000 office workers, 37,000 workers in the retail and wholesale trades, 18,000 factory workers, and 13,000 other workers or a total of approximately 223,000 workers had incomes of \$2,000 a year or more in the Fall of 1938.⁶⁰ This is slightly over one-third of all the income earners working south of 14th Street in Manhattan.

In this group of 223,000 persons, however, there are some who are not principal income

⁵⁷ For discussion of techniques employed in making the survey see Appendix I.

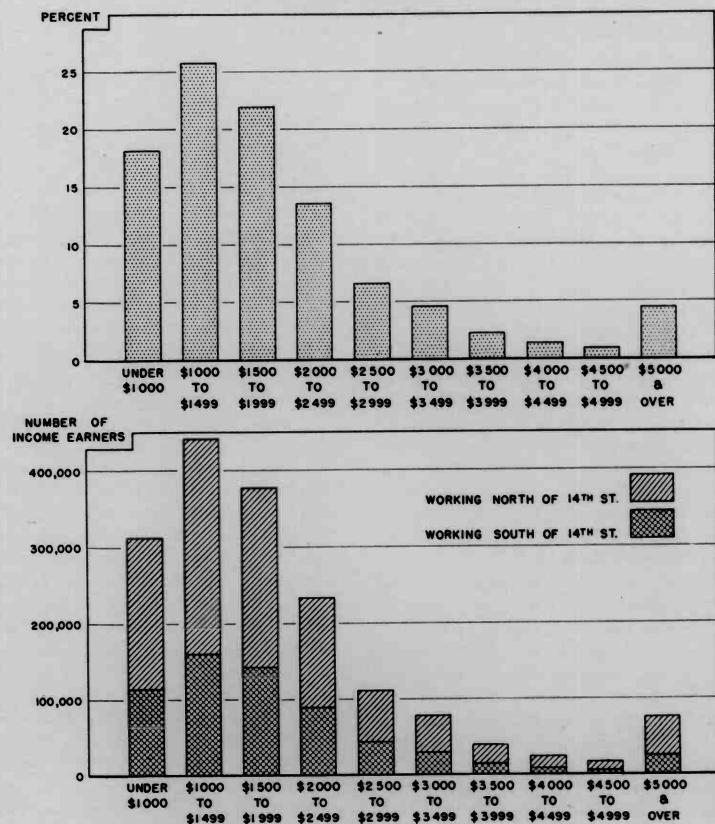
⁵⁸ See Table 13 in Appendix I.

⁵⁹ *Ibid.*

⁶⁰ See Figs. 36 and 37 and Tables 11, 13 and 14 in Appendix I.

FIG. 36

PERCENTAGE DISTRIBUTION AND NUMBER OF
INCOME EARNERS WORKING IN MANHATTAN
BY INCOME GROUPS
NOVEMBER, 1938



SOURCE: ANALYSIS OF THE DEMAND FOR APARTMENTS
IN THE LOWER EAST SIDE OF MANHATTAN

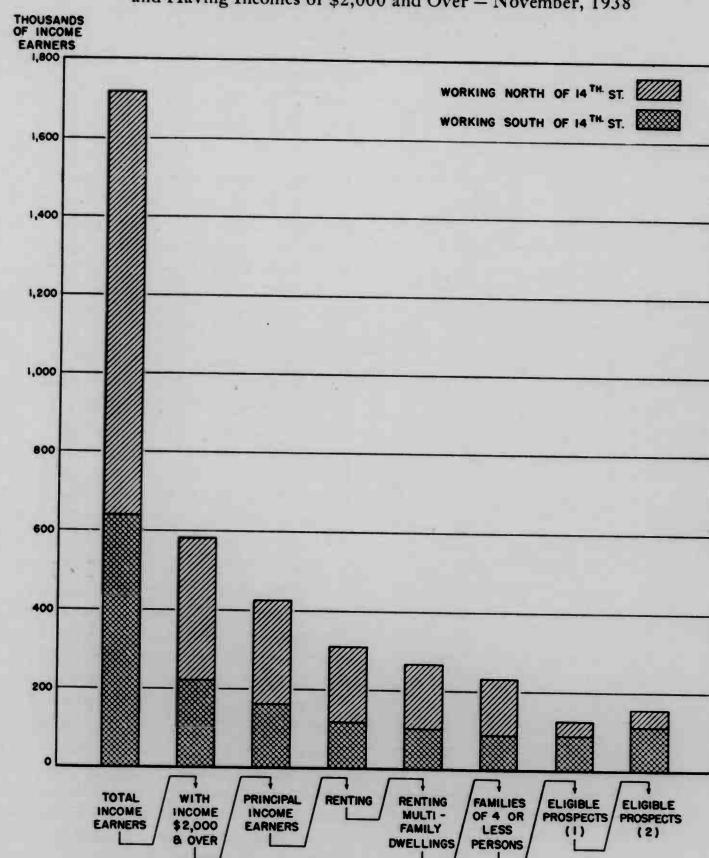
TABLE II (PERCENT DISTRIBUTION)
TABLE I3 (NUMBER OF INCOME EARNERS)

FEDERAL HOUSING ADMINISTRATION
DIVISION OF ECONOMICS AND STATISTICS

FIG. 37

ESTIMATED NUMBER OF ELIGIBLE PROSPECTS*
FOR APARTMENTS IN THE LOWER EAST SIDE

Based on the Number of Principal Income Earners Working in Manhattan,
with Families of 4 or Less Persons, Living in Rented Multi-Family Dwellings
and Having Incomes of \$2,000 and Over — November, 1938



* FOR APARTMENTS RENTING AT \$50.00 PER MONTH AND OVER

NOTES: (1) AFTER ALLOWANCE FOR COMPETING AREAS
(2) INCLUDING PROSPECTS WITH INDEPENDENT INCOMES AND
PERSONS "DOUBLING UP" WITH COMBINED INCOMES \$2,000
AND OVER

SOURCE: ANALYSIS OF THE DEMAND FOR APARTMENTS
IN THE LOWER EAST SIDE OF MANHATTAN
TABLE 14

FEDERAL HOUSING ADMINISTRATION
DIVISION OF ECONOMICS AND STATISTICS

earners or heads of families and hence who do not require separate housing units or give rise to a demand for a separate dwelling unit. It is estimated that 73 percent of all the income receivers are, however, principal income earners and that there are thus approximately 163,000 persons working south of 14th Street in Manhattan who could afford to pay \$50 a month or more for their quarters and would have need for such accommodations.

In this group of 163,000 workers, however, there are a number who own their own homes. It is considered that families who own their own homes do not, in most cases, desire to move into apartments. This is due to several reasons. The families living in homes are bound by ties of home ownership and cannot readily move. They also, more frequently than apartment dwellers, have small children for which apartments would not be so well suited. The single-family home areas in New York City are likewise predominantly located in suburban communities in Northern New Jersey, Westchester, or Long Island.

Families who live in such communities who have joined a church or other group, become active in community life, and who have friends living nearby are reluctant to break these community ties. This interest that binds people to a suburban community would, of course, also apply to people living in apartments in these suburban communities; but since the single-family homes predominate in the suburbs, this factor militating against occupancy of new apartments in Manhattan would be most closely associated with home ownership. Accordingly, by separating from the group of 163,000 workers those who own their own homes, it is believed that one of the largest groups who would not be prospective tenants for apartments would be eliminated. Since 73 percent of all the income workers live in rented quarters, there would be left approximately 119,000 principal income earners with incomes of \$2,000 a year and over who live in rented quarters.⁶¹

⁶¹ *Ibid.*

Since the persons who rent homes are likely to be affected by the same community ties and to have the same family composition that would hinder them from renting apartments, it is deemed necessary, likewise, to eliminate persons who rent single-family homes as well as those who own them. As approximately 87 percent of the persons who rent are renting quarters in multi-family units, there remain approximately 103,000 principal income earners with salaries of \$2,000 a year or over who live in apartments.

In this group of 103,000, however, there are some whose families are too large to occupy apartment units with no more than two bedrooms such as would be likely to predominate in an intensive apartment development on the Lower East Side. Those with five or six persons to the family could hardly occupy such restricted space and would require apartments with a larger number of rooms that could be rented at a lower rent per room. Since approximately 87 percent of the principal income earners with incomes of \$2,000 a year or over have families of four persons or less, there are approximately 90,000 principal income earners remaining in this group who have sufficient income, who are not bound by home ownership ties and whose families are not too large to occupy the typical apartment units in a project on the Lower East Side.

To this group of approximately 90,000 prospective tenants must be added those with incomes of less than \$2,000 who would double up to rent one apartment. It is estimated on the basis of the analysis of several large existing apartment projects in Manhattan that one dwelling unit out of every five is occupied by several independent workers whose combined incomes are just sufficient to meet the rent. This would also include those living on annuities or pensions. An addition of 25 percent to this group of 90,000 prospective tenants already enumerated makes a total of approximately 112,000 principal income earners working south of 14th Street in Man-

hattan who would be potential prospects for apartments renting for \$50 a month and over in the Lower East Side.⁶²

While these 112,000 principal income earners, working within walking distance or within a short bus ride from the Lower East Side, are the main source of prospective tenants for any intensive apartment development in that area, still various smaller groups of tenants may be secured from those working in certain other areas in New York City.

The area that is second in importance to that south of 14th Street is, of course, the section from 14th Street to 59th Street in Manhattan. Here are employed a greater body of workers than in any other section of New York City. In November, 1938, there was a total of approximately 926,000 daytime workers in this area. Of this number approximately 367,000 were office and independent professional workers, 213,000 were workers in retail and wholesale trade, 263,000 were factory workers, and approximately 84,000 were workers in other lines. From this total number approximately 308,000 had incomes of \$2,000 a year and over. Of this 308,000 approximately 124,000 were principal income earners living in multi-family dwellings with a family of four or less persons.⁶³

However, this group of 124,000 persons, although greater in number than the similar group working south of 14th Street in Manhattan, by no means constitutes the same effective demand for apartments in the Lower East Side as the group of persons working in the lower Manhattan area. The demand for apartments that would arise from this midtown and uptown Manhattan working group must be discounted because of the pull of attractive competing apartment areas in upper Manhattan, in the Bronx, Westchester, Queens, and other parts of Long Island that can be reached in many cases as quickly and for as low a transportation cost as any apartment area in the Lower East Side.

⁶² *Ibid.*

⁶³ *Ibid.*

Accordingly, it is estimated that only 28 percent of the workers from 14th to 59th Street in Manhattan could be counted as eligible prospects who would have the same degree of effective demand for apartments in the Lower East Side as the workers south of 14th Street. This would leave a total of 35,000 eligible prospects from the midtown and uptown Manhattan area.

When to this number is added approximately 9,000 more, that would be derived from the doubling up of persons with incomes of less than \$2,000 a year or persons with pensions or annuities, there would be a total of approximately 44,000 eligible prospects from the midtown and uptown Manhattan area. This total of approximately 156,000 eligible prospects from the workers in Manhattan in the entire area from the Battery to 59th Street, of course, constitutes by far the greatest part of the potential market for apartments in the Lower East Side.

Without going into the details that are summarized in the appendix for the area that are far less important as the source of demand, a further addition of approximately 7,000 eligible prospects may be made from adjacent areas in Brooklyn and 1,000 eligible prospects from persons working in the Bronx and Queens. In addition, approximately 2,500 eligible prospects would be obtained from those working in Manhattan north of 59th Street. This makes a grand total of approximately 166,000 eligible prospects for an apartment project in the Lower East Side in which the minimum rent would be \$50 a month for an apartment unit.

What density of apartment development would this number of eligible prospects justify for the entire Lower East Side? It is, of course, inconceivable that every eligible prospect would move out of his existing apartment into a new development, no matter how attractive the location. On the basis of a density of 100 families to the acre, it would require 100,000 principal income earners with salaries of \$2,000 a year or over who now live

in apartments and who have four persons or less in the family to fill the entire 1,000 acres of the Lower East Side. The wholesale vacating of apartment units in other parts of Manhattan and in Brooklyn, the Bronx, Queens, Westchester and Northern New Jersey that this would entail, however, puts it in the realm of extremely remote possibilities.

It would seem possible to develop a limited area of the Lower East Side in a preferred location, such as that at Corlear's Hook, at such a density. For instance, a project for 4,600 apartment units in some ten or twelve blocks near Corlear's Hook would necessitate a securing of only three percent of the total number of eligible prospects.

If the entire Lower East Side were developed on the basis of a density of 50 families to the acre, it would still require 50,000 families with salaries of \$2,000 a year or over to fill the entire area at rents at \$50 or more. This number is probably much more than could be secured. However, if part of the area is rebuilt with slum clearance or low rent housing projects that would tap the much broader market of the lower income groups and would at the same time reduce the amount of land to be absorbed by the upper income groups, it is possible to develop an intensive project on some preferred location such as that in Corlear's Hook that would be the peak or pinnacle of residential development for the Lower East Side, from which there would be a downward grading in rents towards the north, west and south. It would be impossible, however, to build many-story apartment buildings along the East River Drive with the expectation that the same pattern could be duplicated for the whole Lower East Side. Such a development would require that all the families in Manhattan and half the families in Queens who paid from \$50 to \$100 a month rent in 1934 move to the Lower East Side in a body. Manifestly, this is impossible.

Since the filling of this entire area in the Lower East Side would require drawing on not merely those with incomes of \$2,000 a

year or over but also upon those whose incomes fall below this amount, an income analysis has been made of those workers on Manhattan Island whose incomes fall below \$2,000 a year. These groups, in the absence of doubling up, have not hitherto been regarded as having incomes sufficient to pay a rent high enough to yield a return on private capital invested in apartments. However, it is possible that with some economies in building costs or operating expenses or some reductions in current levels of land values, this group can furnish some tenants who can pay rents high enough to yield some minimum return on money invested in apartments and a return above zero on the land. This would afford a better type of land use than an old-law tenement occupancy that yields a negative return on the land and the building.

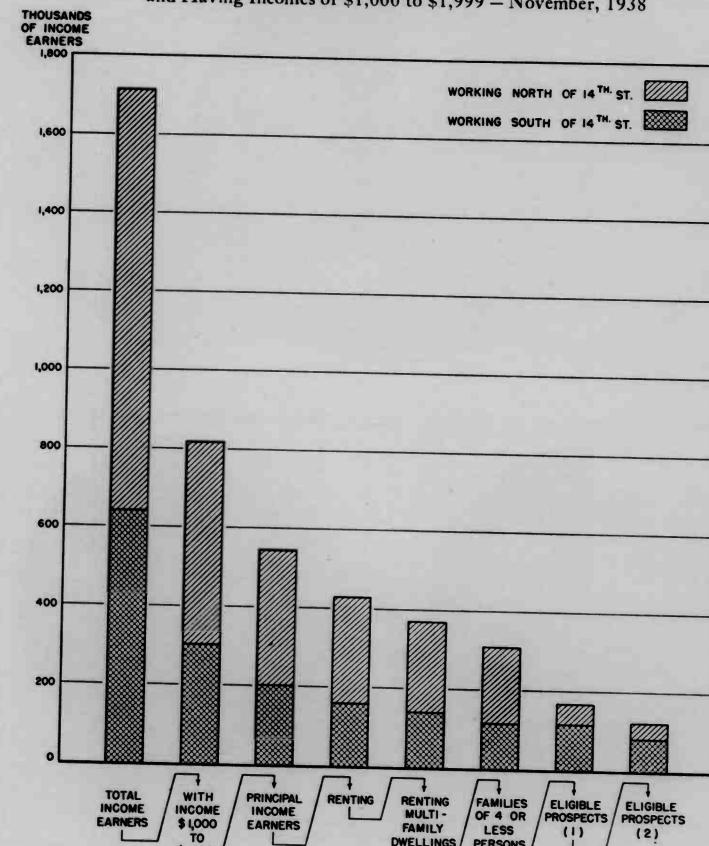
Approximately two-thirds of the income earners in Manhattan have incomes of less than \$2,000 a year. Approximately one-half of all the workers in Manhattan have incomes of from \$1,000 to \$2,000 a year. In this great body of approximately 820,000 workers in Manhattan who have incomes of \$1,000 to \$2,000 a year, there is manifestly a great potential demand for apartments if the rent can be brought within the reach of their ability to pay. This group would have the means to pay from \$25 to \$49 a month rent for an apartment unit. For a project within this rental range in the Lower East Side there is a total of approximately 304,000 income earners working south of 14th Street. Of this number approximately 117,500 are principal income earners living in multi-family units with four persons or less in the family.⁶⁴ Since we have already taken out of this group approximately 33,500 who are estimated to have doubled up in taking apartments renting for \$50 a month and over, this number must be subtracted from the total.

This leaves approximately 84,000 eligible prospects working south of 14th Street for apartments in the Lower East Side renting

⁶⁴ See Fig. 38 and Table 15 in Appendix I.

FIG. 38
ESTIMATED NUMBER OF ELIGIBLE PROSPECTS FOR
APARTMENTS RENTING AT \$25.00 TO \$50.00 A MONTH
IN THE LOWER EAST SIDE

Based on the Number of Principal Income Earners Working in Manhattan,
with Families of 4 or Less Persons, Living in Rented Multi-Family Dwellings
and Having Incomes of \$1,000 to \$1,999 — November, 1938



NOTES: (1) AFTER ALLOWANCE FOR COMPETING AREAS
(2) AFTER DEDUCTION OF PROSPECTS ALREADY INCLUDED
WITH \$2,000 AND OVER GROUP (SEE APPENDIX)

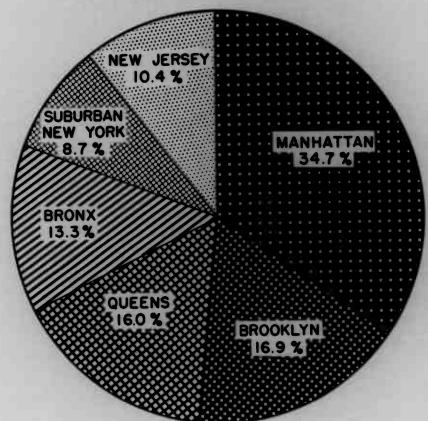
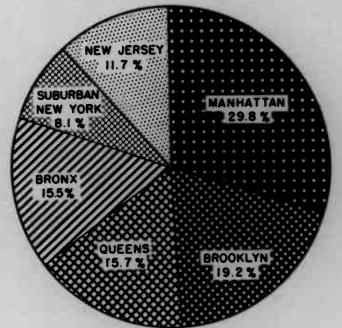
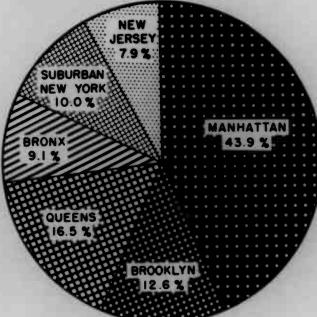
SOURCE: ANALYSIS OF THE DEMAND FOR APARTMENTS
IN THE LOWER EAST SIDE OF MANHATTAN
TABLE 15

FEDERAL HOUSING ADMINISTRATION
DIVISION OF ECONOMICS AND STATISTICS

THE MARKET FOR APARTMENTS

FIG. 39
PERCENTAGE DISTRIBUTION OF
ELIGIBLE PROSPECTS* WORKING IN MANHATTAN
BY PLACE OF RESIDENCE

TOTAL WORKING IN MANHATTAN

WORKING SOUTH OF 14TH ST.WORKING NORTH OF 14TH ST.

*ELIGIBLE PROSPECTS ARE PRINCIPAL INCOME EARNERS, NOW LIVING IN MULTI-FAMILY DWELLINGS, PAYING \$50.00 OR MORE PER MONTH IN RENT AND HAVING FAMILIES CONSISTING OF 4 OR LESS PERSONS

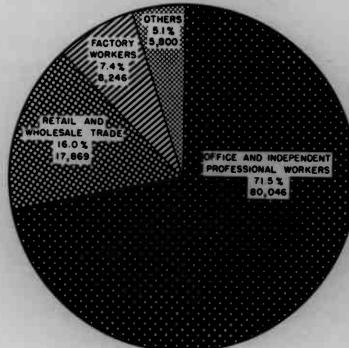
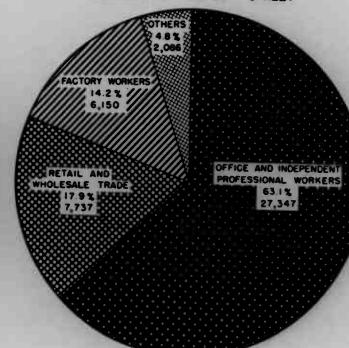
Source: Questionnaire Sample, Table 20
Analysis of the Demand for Apartments
in the Lower East Side of Manhattan
November 1938

FEDERAL HOUSING ADMINISTRATION
DIVISION OF ECONOMICS AND STATISTICS

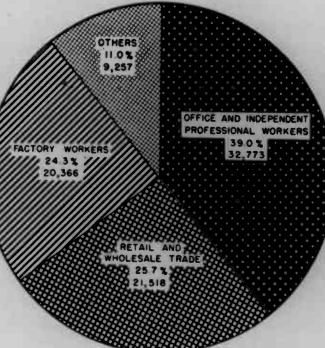
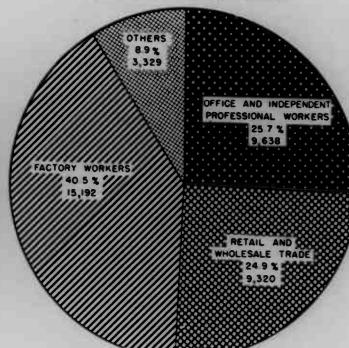
THE MARKET FOR APARTMENTS

FIG. 40
NUMBER AND PERCENTAGE DISTRIBUTION
OF ELIGIBLE PROSPECTS* WORKING IN MANHATTAN, BY
OCCUPATIONAL CLASSIFICATIONS AND EMPLOYMENT AREAS
NOVEMBER, 1938

(1) ELIGIBLE FOR APARTMENTS RENTING FOR \$50 AND OVER PER MONTH

WORKING SOUTH OF 14TH STREETWORKING 14TH TO 59TH STREET

(2) ELIGIBLE FOR APARTMENTS RENTING FOR \$25 TO \$50 PER MONTH

WORKING SOUTH OF 14TH STREETWORKING 14TH TO 59TH STREET

*ELIGIBLE PROSPECTS FOR APARTMENTS IN THE LOWER EAST SIDE ARE PRINCIPAL INCOME EARNERS WITH FAMILIES OF 4 OR LESS PERSONS, NOW LIVING IN MULTI-FAMILY DWELLINGS, WITH INCOMES AS FOLLOWS: GROUP I, \$50.00 AND OVER; GROUP II, \$1,000.00 TO \$1,999.00. THE ELIGIBLE PROSPECTS "WORKING 14TH TO 59TH STREET" HAVE BEEN ADJUSTED FOR COMPETITION FROM OTHER APARTMENT AREAS.

SOURCE: TABLES 14 AND 15.
ANALYSIS OF THE DEMAND FOR APARTMENTS
IN THE LOWER EAST SIDE OF MANHATTAN
NOVEMBER 1938

FEDERAL HOUSING ADMINISTRATION
DIVISION OF ECONOMICS AND STATISTICS

for from \$25 to \$49 a month. In the midtown and uptown areas, of the 169,000 principal income earners living in multi-family units with four persons or less in the family with incomes of \$1,000 to \$2,000 a year, it is estimated that there are only 50,000 eligible prospects remaining after allowing for those attracted by competing areas. After subtracting those who doubled up to take apartments renting from \$50 a month and over, there would be left approximately 37,000 eligible prospects from the midtown and uptown areas.

These 121,000 eligible prospects south of 59th Street in Manhattan constitute the chief market for an apartment project renting for \$25 to \$49 a month in the Lower East Side. In the same manner as already indicated in the case of those with incomes of over \$2,000 a year, it is possible to add approximately 2,000 eligible prospects from the workers north of 59th Street, 6,500 prospects from the workers in Brooklyn, and 1,000 prospects from the workers in the Bronx and Queens. This means a grand total of approximately 131,000 eligible prospects for apartments renting for from \$25 to \$49 a month in the Lower East Side.⁶⁵

Since there are now few suitable modern apartments renting for from \$25 to \$49 a month for a dwelling unit in Manhattan or from \$7 to \$14 a month a room, if quarters could be built to rent at such levels, it is possible that as many as half of the eligible prospects with incomes from \$1,000 to \$2,000 or 65,000 would rent apartments.

Thousands of additional tenants could be drawn from persons with incomes from \$2,000 to \$3,000. If all the low-cost building, providing modern apartments at from \$7 to \$14 a room were confined to the Lower East Side, it is very probable that 100,000 or more of such units could be filled. However, if economies in building construction proceed to the point where apartments can be built to rent at such low figures, they can be built in the

other boroughs as well as in Manhattan; and again the competition of quarters built by the same economical methods will draw tenants from the Lower East Side and prevent this theoretical maximum from being actually realized.

It is of great significance to note the occupation and place of residence of the eligible prospects for apartments in the Lower East Side. In the case of apartments designed to rent for \$50 a month and over, 71.5 percent of the prospects working south of 14th Street or approximately 80,000 are office and independent professional workers.⁶⁶ From the midtown and uptown area 63 percent or approximately 27,000 of the eligible prospects for apartments renting for \$50 a month and over are office and independent professional workers. Thus a total of approximately 107,000 eligible prospects out of a total of 166,000 prospects are office workers. This is significant in view of the fact that the workers covered in the sample investigation were predominantly office workers.

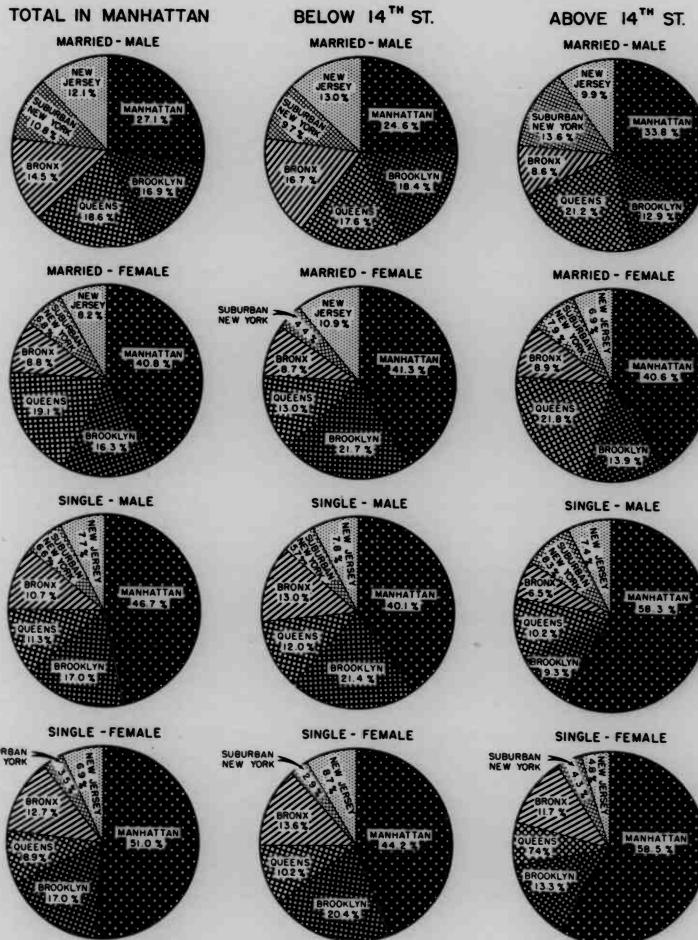
In the case of apartments renting for from \$25 to \$49 a month, however, only 39 percent of those eligible working south of 14th Street and 26 percent of those working from 14th to 59th Streets were office and independent workers. Factory workers comprised 24 percent of those of the eligible prospects working south of 14th Street and 41 percent of those working from 14th to 59th Streets.

This is in marked contrast to the number of factory workers considered eligible for the higher priced apartments renting for \$50 a month and over, as those comprised only 7 percent of the number of eligible prospects working south of 14th Street and only 14 percent of those working from 14th to 59th Streets. Those working in retail and wholesale trades comprised from 16 to 18 percent of the eligible prospects for the higher priced apartments and approximately 25 percent of the eligible prospects for the apartments renting for from \$25 to \$49 a month.

⁶⁵ *Ibid.*

⁶⁶ See Fig. 40 and Table 13 in Appendix I.

FIG. 41
PERCENTAGE DISTRIBUTION OF
ELIGIBLE PROSPECTS* WORKING IN MANHATTAN
ABOVE OR BELOW 14th ST., BY SEX AND MARITAL STATUS
OF THE PRINCIPAL INCOME EARNER, BY PLACE OF RESIDENCE



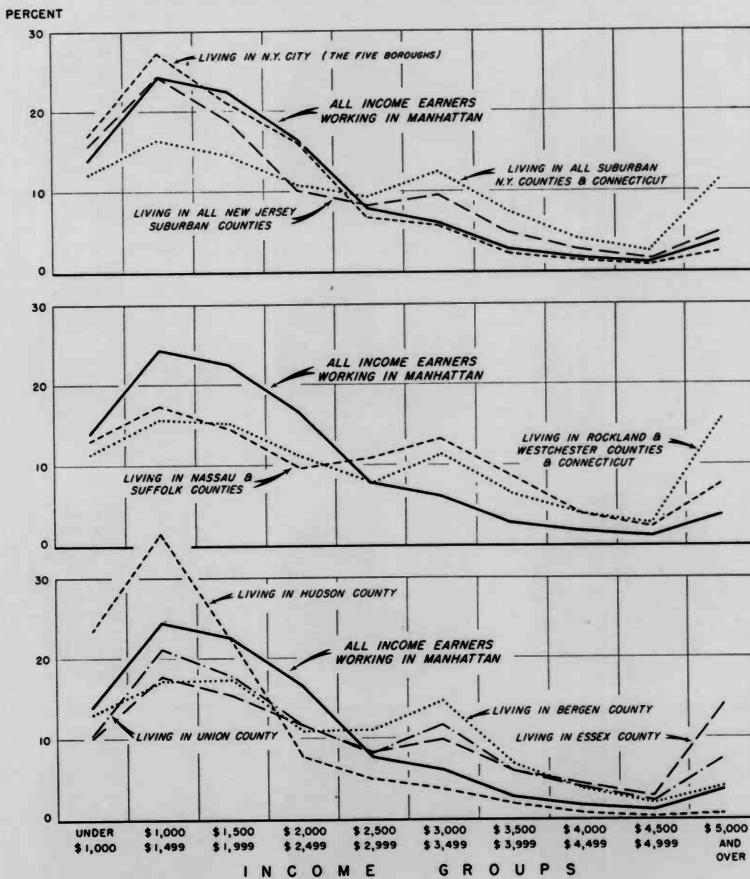
*ELIGIBLE PROSPECTS ARE PRINCIPAL INCOME EARNERS WITH FAMILIES OF 4 OR LESS PERSONS, LIVING IN RENTED MULTI-FAMILY DWELLINGS AND PAYING \$50.00 AND OVER A MONTH FOR RENT PLUS TRANSPORTATION

SOURCE: QUESTIONNAIRE SAMPLE, TABLE 20
ANALYSIS OF THE DEMAND FOR APARTMENTS
IN THE LOWER EAST SIDE OF MANHATTAN
NOVEMBER 1938

FIG. 42

PERCENTAGE DISTRIBUTION OF SAMPLE
OF INCOME EARNERS WORKING IN MANHATTAN
BY INCOME GROUPS

Income Earners in the Principal Residential Areas Compared with
All the Income Earners Working in Manhattan — November, 1938



SOURCE: ANALYSIS OF THE DEMAND FOR APARTMENTS
IN THE LOWER EAST SIDE OF MANHATTAN
NOVEMBER, 1938
BASED ON PERSONNEL RECORDS SAMPLE

FEDERAL HOUSING ADMINISTRATION
DIVISION OF ECONOMICS AND STATISTICS

Thus, the higher priced apartments draw more heavily upon office workers and the lower rent apartments more heavily upon the factory workers and persons employed in stores for their support.

It is significant to note also the distribution of the eligible prospects for apartments renting for \$50 a month and over by place of residence and by marital status. In the area south of 14th Street, about a quarter of the married males who are heads of families are from Manhattan. On the other hand, approximately 41 percent of the married females who are principal income earners, 40 percent of the single males, and 44 percent of the single women who are principal income earners live in Manhattan. For the workers in the area above 14th Street approximately 34 percent of the married males, 41 percent of the married females who are heads of families, 58 percent of the single males, and 59 percent of the single females live in Manhattan.⁶⁷ This indicates that the prospects who are single or families where the married woman is the principal income earner predominate on Manhattan Island. There is a higher proportion of married men who own homes or who have larger families living in New Jersey and suburban New York. Thus for all the workers in Manhattan approximately 23 percent of the married males who are eligible live in New Jersey and suburban New York but only 15 percent of the married females, 14 percent of the single males, and 10 percent of the single females live in these suburban communities.

In our calculations those who have incomes

⁶⁷ See Fig. 41 and Table 20 in Appendix I.

of \$5,000 a year and over have been counted as eligible prospects. However, it is unlikely that those in this income range would be attracted to any considerable extent to an apartment project in the Lower East Side. Many in this group own their homes and hence have already been eliminated. However, on Manhattan Island where most people live in apartments, about five percent of the number living in Manhattan have incomes of \$5,000 a year and over. Of the income earners in Manhattan who live in Rockland and Westchester Counties and in Connecticut, 16 percent have incomes of \$5,000 a year and over, and of the workers in Manhattan living in Essex County 14 percent have incomes of \$5,000 a year and over. While most of these own their homes, a few may be apartment dwellers who would not be prospects for apartments in the Lower East Side.⁶⁸

The main source of demand for apartments in the Lower East Side renting for from \$50 to \$100 a month would come from office and independent professional workers who are heads of families, have incomes of from \$2,000 to \$5,000 a year, now renting apartments and having four or less persons in the family. Most of these now live in multi-family units in Manhattan, Brooklyn, the Bronx, or Queens. Hence the development of a project in the Lower East Side would tend to create vacancies in the more remote or less desirable apartment buildings in the five boroughs of Manhattan, but it would have little effect in pulling people away from the single-family suburban home areas.

⁶⁸ See Fig. 42 and Table 9 in Appendix I.

CHAPTER IV

The Apartment Areas that Compete with the Lower East Side

THE Lower East Side is now the lowest rental area in the City of New York. Instead of perpetuating the present type of low rent areas, it is proposed to rebuild part of it with new modern units that will compete with other new apartments that have been constructed in other areas of the city in the last four years to rent for from \$15 to \$25 a month a room.

Since the new apartments in the Lower East Side will be in the same rental range as other new apartment developments in the New York Metropolitan region, and hence will compete with these other areas for tenants, it is necessary to consider the relative advantages or disadvantages of these other apartment areas compared with the Lower East Side. The factors for which the comparison will be made are: first, transportation time and cost to places of employment; second, social amenities with respect to character of the people in the neighborhood, ease of access to shops, schools and theatres; third, availability of parks, playgrounds, open spaces for recreation; and fourth, the amenities provided by the apartments themselves with respect to yards, courts, cross ventilation, beauty of architectural design, livability of the rooms, and mechanical equipment.

1. *Transportation Time and Cost.* With respect to the 642,000 workers in the downtown financial and office center of Manhattan Island, the Lower East Side is more accessible than any other apartment area, for it is within walking distance or within a ten to fifteen minute bus ride from any place of employment in this downtown area.⁶⁹

Parts of Brooklyn may be equally or

⁶⁹ For transportation time and cost to selected apartment areas in the New York area see Table 51 in Appendix II.

slightly more accessible by subway to Wall Street than the Lower East Side, but there is no pronounced advantage. The Columbia Heights section of Brooklyn is only from 3 to 5 minutes away from Wall Street by subway. Similarly, workers in the docks at the tip of the Battery might reach the nearest points in Staten Island by ferry (20 minutes) within approximately the same time and cost as would be required to reach the Lower East Side by bus.

However, the transportation time by subway is 20 minutes from downtown to the residential section in the Grand Central area. It would take 30 to 50 minutes by subway to go to Upper Manhattan, (Columbia University or Dyckman Street section) and from 35 minutes to an hour and a half to reach the Bronx from the downtown area. It would require from 30 to 50 minutes to reach points in Queens directly adjacent to subways such as Queens Plaza, Jackson Heights, and Jamaica from the downtown area. To the advantage of the lower East Side with respect to transportation time and cost for workers in Wall Street to distant residential areas located on subways must be added also the advantage of avoiding travel on crowded subways during rush hours. To reach residential areas in New Jersey, even from the most accessible locations near the ferries on the Hudson River, would require from 20 to 60 minutes.

It is possible to go from Wall Street by automobile on the West Side Express Highway to Riverdale in the West Bronx in 25 minutes.

While there are thus a number of areas that would compete with a new apartment project on the Lower East Side for workers in the downtown Manhattan area with re-

spect to transportation time and cost, there are very few that are superior. Hence, the Lower East Side must be considered as having a transportation time advantage for workers below 14th Street, as compared with other apartment areas.

The Jamaica line of the Independent Subway System, which runs through the Lower East Side within a few blocks of Corlear's Hook, likewise makes the Lower East Side accessible to workers along this Eighth Avenue line in Brooklyn and to workers on Eighth Avenue from 4th to 42nd Streets in Manhattan.

In regard to workers in the uptown area, however, the Lower East Side is at a competitive transportation disadvantage with the Borough of Queens, Upper Manhattan, and the Bronx. It requires 22 minutes to go on the Eighth Avenue Subway from 53rd Street and Fifth Avenue to the East Broadway Station in the Lower East Side, and in the same time one can go on the same subway from 53rd Street and Fifth Avenue to the end of the line at 169th Street in Jamaica. From Fifth Avenue and 53rd Street it takes only five minutes to go to Astoria (Queens Plaza), ten minutes to reach Jackson Heights, and fifteen minutes to arrive at Forest Hills, where there are large areas of competing apartment land.

Similarly, by express service it is only three minutes from Times Square to 72nd Street and Broadway and only five minutes from Times Square to 96th Street and Broadway. Hence, the apartment areas on Riverside Drive and near Columbia University are only from three to 10 minutes away from Times Square. On the Eighth Avenue line to the Bronx there are no express stops between Columbus Circle, 59th Street, and 125th Street, and this distance is covered in about five minutes. On the Lexington Avenue Express one may go from the Grand Central Station to 125th Street in from 10 to 15 minutes.

While the express subway on the Eighth Avenue line, the I.R.T., and the B.M.T., from the uptown area to the downtown section

requires only 10 to 15 minutes in time, it is important to note that the Lower East Side and particularly Corlear's Hook is located a mile or more east of the main lines of the Lexington Avenue branch of the I.R.T., and that it is over half a mile from the East Broadway station to the Eighth Avenue Subway.

While apartment areas in Upper Manhattan, in the Bronx and Queens are adjacent to subway stations or within a quarter of a mile of such stations, those taking the subway from the Uptown working area to the Lower East Side would have to walk from half a mile to a mile after getting off the subway, or else take a bus with its additional fare. While there are bus lines leading from the uptown area to the Lower East Side, the time required to travel through five miles of heavy traffic with numerous stop lights from Times Square, or the Grand Central Station to the Lower East Side would vary from 15 to 30 minutes.

Hence, in considering the number of eligible prospects for a project on the Lower East Side, while the entire number of persons working on Manhattan Island south of 14th Street who are heads of families with incomes of \$2,000 a year and over and who now live in apartments are counted, only 28 percent of the workers in offices in the uptown area who otherwise qualify are considered eligible prospects.

That is, it is considered that three out of every four of the office workers above 14th Street will yield to the pull of Upper Manhattan, Forest Hills, Jamaica, Flushing, Nassau County, the Bronx, or the Westchester towns because for them these residential areas are easier to reach. In reaching this general approximation, due weight is given to the fact that a considerable number of people prefer to live on Manhattan Island; and if livable quarters in Manhattan are provided at a lower level of rents than now prevail on Manhattan, they would move to that section regardless of its location.

In all the calculations made in this report, it is assumed that the level of rents established in the Lower East Side project will be lower than for comparable quarters anywhere else on Manhattan Island. This lower level of rents for apartments of the garden type with low land coverage and cross ventilation is the magnet required to draw people to the area. At the project tenants must find a unique garden city large enough to establish its own independent character with its own shops, schools, and stores. Otherwise, most of the prospective tenants will prefer the new apartment areas on the periphery of New York City or on the new Eighth Avenue Subway in Queens.

2. Social Amenities. As is well known the Lower East Side is now a relatively blighted area. However, part of the area has already deteriorated to such a low point that it may now be ready to begin a new cycle of growth. The section along the East River may be made very attractive when the new East River Drive is completed. Tudor City, Beekman Place, Sutton Place, and Yorkville along the East River have already established a high character for limited spots along the East River at 42nd, 50th, 57th and 86th Streets.

Nevertheless, the Lower East Side area, even if developed with great care, will be at a disadvantage compared with apartment areas in Jackson Heights, Forest Hills, Jamaica, Riverdale, Bay Ridge, Brooklyn, Columbia Heights, Brooklyn, Prospect Park, Brooklyn, Flushing, the Grand Concourse in the Bronx and East Orange, New Jersey, because it lacks social prestige and the established neighborhood reputation these other areas possess.⁷⁰

3. Schools, Churches, Stores. Tenants in apartments in East Orange, Forest Hills, Riverdale, Flushing, etc., can send their children to schools attended by children of middle or upper class parents, and they find stores nearby that cater to groups in the upper eco-

⁷⁰ For advantages and disadvantages of various New York apartment areas with respect to social amenities see Table 51 in Appendix II.

nomic third of the population. If the children of tenants in any new Lower East Side apartment are not provided with attractive school facilities, and if the tenants are forced to rely on pushcarts and Lower East Side stores for their needs, the potential market for a housing project would be drastically reduced. It is possible that a separate public school might be set aside for the residents of an apartment community. A separate shopping center for a new large apartment development might well be provided. To some extent this would offset the proximity to a pushcart neighborhood.

However, it will be very difficult to duplicate the advantages in schools, churches, and shopping centers possessed by East Orange, Forest Hills or Riverdale; and even with the best possible provision for a new community center to cater solely to the residents of a new development, it will be very difficult to establish for the area a character of schools and stores as high as now prevails in these other apartment communities. The demand for apartments in a Lower East Side project will probably come to a large extent from families without small children of school age because of these disadvantages, and this will reduce to some degree the total demand.

4. Parks and Playgrounds. While a Lower East Side project might have the advantage of the view of the East River which has been a source of appeal to the middle or high income groups living at Tudor City, Sutton Place, and Yorkville; and while it has access to small parks and playgrounds, it will suffer in comparison with the two large parks and the golf courses at Forest Hills, the view of the Hudson, and the beautiful Van Cortlandt Park at Riverdale, the view of the bay at Bay Ridge, Brooklyn, the parks, golf courses, and mountains at Maplewood, Montclair and South Orange, New Jersey, and the view of the East River and the skyscrapers of Manhattan from Columbia Heights in Brooklyn.⁷¹

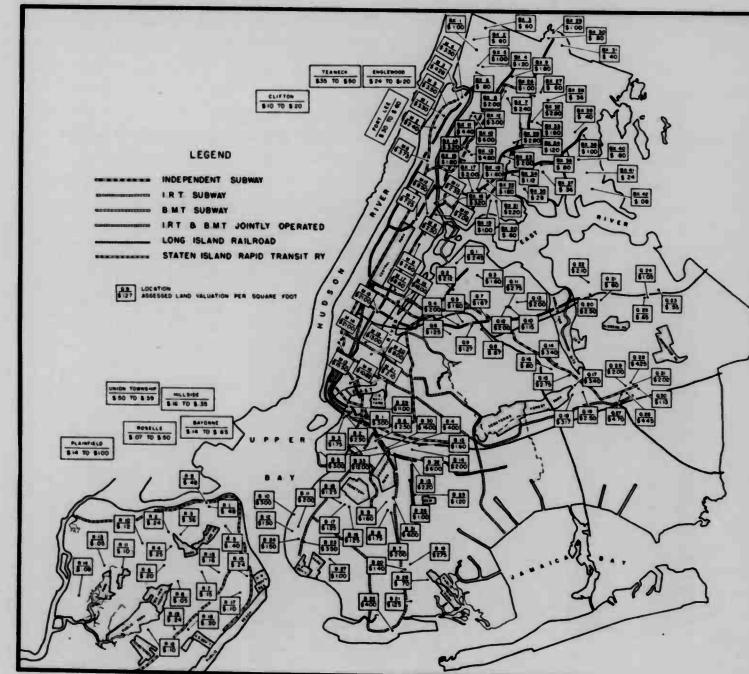
5. Amenities of any Project. To overcome the disadvantages of the approach to any site

⁷¹ *Ibid.*

on the Lower East Side, the buildings in the project itself should be beautiful in architectural design, and they should have large rooms with cross ventilation and all the most modern and attractive equipment. Large and ample courts with reflecting pools would aid the appearance and rentability of the structures. The project should employ the principle of the super block, and it should be built as a self-contained city or community within a city. If it is simply another series of six story ten-

ments on the Lower East Side with no attractive features, it will not have the power to attract tenants from their present abodes and will tend to become engulfed in the blighted area that surrounds it. To give the area a new start, it is necessary to create a new pattern of development that will stand apart from the present environment. Unless this is done, apartment areas in competing sections like Riverdale and Forest Hills, where all the surrounding buildings are relatively new, will

FIG. 43
ASSESSED VALUATIONS OF LAND
IN SELECTED APARTMENT BUILDING LOCATIONS
IN NEW YORK CITY AND NORTHERN NEW JERSEY
1938



Source: Data furnished by D. E. McAvoy from records of Board of Assessors and from actual site inspections.

have a great competitive advantage.

6. *Relative Land Costs.* The rebuilding of the Lower East Side with new modern apartment structures cannot be carried far by private capital without the subsidy of public funds unless the land costs on the Lower East Side are comparable with those in other competing apartment areas in the New York region.⁷² If there are large areas of land equally accessible to the working centers of Manhattan that can be purchased for less money than areas in the Lower East Side, then apartments erected in such areas will have a competitive advantage. Apartment buildings will tend to be built on this cheaper land until the level of rents either declines or the price

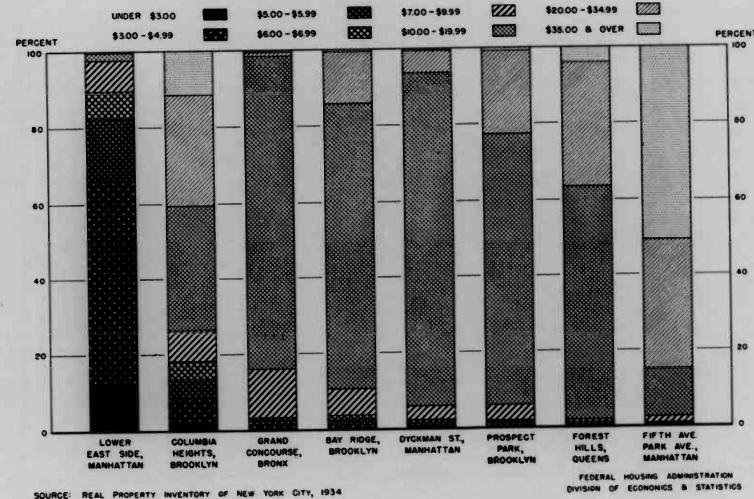
⁷² For a comparison of assessed land values in numerous established apartment locations in New York City and Northern New Jersey see Fig. 43 and Tables 52 and 53 in Appendix II.

of accessible land rises with the absorption of the available vacant land.

In these buildings, dwelling units can be rented for as much less as the differential in land costs permits. If to offset the higher land costs on the Lower East Side, taller fireproof buildings are erected, that type of construction will add to the building cost and enforce higher rents. Accordingly, it seems to be true that the prices at which sites in competing apartment areas with equal advantages can be purchased, plus the capitalization of transportation cost, will set the upper limit to the price that can be paid for land on the Lower East Side.

A comparison of the chief apartment areas that compete with any apartment project on the Lower East Side is presented in Table 51 and their relative advantages or disadvan-

FIG. 44
COMPARISON OF RENT PER ROOM
FOR MULTI-FAMILY STRUCTURES IN VARIOUS LOCATIONS
IN NEW YORK CITY, 1934



tages with respect to transportation time and cost from Wall Street, and their advantages and disadvantages with respect to social amenities summarized.⁷³

It will be noted that the only apartment areas in which there is no transportation time disadvantage compared with the Lower East Side are the Brooklyn Heights, Grand Army Plaza, and Flatbush sections of Brooklyn, which may be reached in from 5 to 15 minutes from Wall Street. Rents here vary from \$18 to \$30 a month a room, and assessed land values range from \$1.75 to \$16.00 a square foot.⁷⁴ Hence, any new project with an average rent of \$18.00 a month would be lower than that now prevailing in nearby Brooklyn areas, and land costs might not be so high.

In uptown Manhattan, rents and assessed land values in new modern apartment areas are both higher than those that for any Lower East Side project. In Tudor City near 42nd Street, rents are \$30 a month a room, and assessed land values \$18 a square foot.

Further uptown there is a disadvantage in transportation time, as it requires 25 to 40 minutes to reach the area on Broadway north of 110th Street from Wall Street. Land assessments in the Dyckman Street district at 180th Street near Broadway range from \$2.50 to \$4.50 a square foot.⁷⁵ Rents in this area vary from \$18 to \$25 a month a room.

In the Bronx on the Grand Concourse rents vary from \$20 to \$23 a month a room but it requires 40 to 55 minutes or more to reach this area from Wall Street.

The Riverdale area in the West Bronx has spacious parks, a beautiful view, exceptionally fine schools, fine neighborhood amenities and relatively low land costs at from \$1.00 to \$2.00 a square foot.⁷⁶ While this land can be reached by automobile in 20 to 25 minutes from Wall Street along the express highway and Hendrik Hudson Parkway, it would require a trip of an hour or more to reach this

⁷³ For comparison of relative rent levels of apartment areas in New York see Fig. 44 and also Fig. 23 and Fig. 24.

⁷⁴ See Fig. 43.

⁷⁵ Ibid.

⁷⁶ Ibid.

section by subway and bus. Hence, for families lacking automobiles it suffers a marked time disadvantage compared with the Lower East Side.

Many areas in the West Bronx can be purchased at from \$0.25 to \$1.00 a square foot, but are remote from transportation, and it would require from an hour to an hour and a half to reach them from Wall Street.⁷⁷

The best apartment areas in Queens may compete for workers in Wall Street with the Lower East Side, although at a transportation time disadvantage. It requires only 30 minutes to reach Long Island City and 40 minutes to reach Astoria from Wall Street; and there rents range from \$15 to \$18 a month a room and land costs \$1.25 to \$2.00 a square foot.⁷⁸ Here there are low rent neighborhoods in close proximity, and an intermixture of factories. Its disadvantages in these respects may be no greater than the initial disadvantages of the Lower East Side.

On the other hand, Jackson Heights, Forest Hills, Kew Gardens, and Jamaica, while at a time disadvantage of 25 to 35 minutes compared with the Lower East Side, offer at the same general rent level of \$17 to \$22 a month a room, the compensating advantages of high grade residential surroundings, proximity to parks, golf courses and automobile highways, excellent schools and attractive shopping centers.

Staten Island, that can be reached in 20 minutes on a ferry from the Battery, has very cheap land, ranging from five cents to fifty cents a square foot,⁷⁹ but the difficulties of ferry transportation, particularly in fogs, and the necessity of using three transportation media in most cases (bus to ferry in Manhattan, ferry, street car or bus from ferry in Staten Island) with the great time and extra cost involved, limits the competing power of this large island.

New Jersey has a wide range of apartment areas that might be regarded as competing

⁷⁷ Ibid.

⁷⁸ Ibid.

⁷⁹ Ibid.

with modern apartment areas on the Lower East Side. In nearby Jersey City, apartment rents are low, ranging from \$12 to \$15 a month a room, and the time required to reach the nearest apartment areas from Wall Street is only 20 minutes. However, these advantages are at least partially offset by extra transportation cost (\$4.16 a month) and the poor quality of the neighborhood surrounding the most accessible apartment areas.

On the other hand, in East Orange where the neighborhood is high grade, there is a time disadvantage of 25 minutes compared to the Lower East Side, an added transportation cost of over \$7.00 a month, and a higher level of rents, ranging from \$15 to \$25 a month a room. Land costs average \$1.00 a square foot.

In the section of New Jersey near the George Washington Bridge in Teaneck, Englewood and Fort Lee, land costs are low, ranging from 10 cents to \$1.20 a square foot,⁵⁰ rents are relatively low, ranging from \$14 to \$18 a month a room, and there are ample open spaces, a background of fine residential communities with attractive schools and shopping centers. However, to reach these apartment areas from Wall Street by bus and subway would require about an hour

each way, and would cost \$7.80 a month. Hence, this area would be at a great disadvantage in competing with the Lower East Side for workers in downtown Manhattan.

From this brief review of competing apartment areas, it seems obvious that no other modern apartment area in the New York region could offer lower transportation time and cost to the workers south of 14th Street in Manhattan, than a new apartment development on the Lower East Side.

Other apartment areas can offer greater advantages with respect to the quality of the surrounding neighborhood, availability of parks and playgrounds, and access to high grade schools and shopping centers. To reach these open spaces and superior neighborhoods, however, requires an added expenditure in transportation time and cost.

Hence, if a project in the Lower East Side can be made large enough to create a superior neighborhood of its own, with its own schools and shopping centers, and if the adverse nature of the approach through the blighted area can be overcome by private buses, then the disadvantage of the Lower East Side project in respect to quality of the surrounding area, may be reduced to the point where it is more than counterbalanced in the case of workers in Lower Manhattan by the savings in transportation time and cost.

⁵⁰ *Ibid.*

CHAPTER V

The Demand for New Apartment Units in New York City Arising from Population Growth

IN MAKING the computation that there are 165,000 families who might be considered eligible prospects for apartments in the Lower East Side renting for \$50 a month and over, the factor of population growth has so far not been considered. The 165,000 families in the above calculation consist of people now living in apartments in the New York Metropolitan Area. Unless there is population growth or an increase in the number of families in New York City, the moving of any part of this number from their present places of abode to the lower East Side will create a corresponding vacancy in some other part of the New York Metropolitan region, which would tend to lower the level of rents and property values in these other sections. Hence, it is of vital importance to determine the rate of absorption of new apartment units by the addition of new families in contrast to the absorption of dwelling units resulting from a mere shifting of families.

According to the estimates of the Department of Health the population of New York City increased from 6,954,712 in 1930 to 7,491,790 in 1938⁵¹ or a gain of 537,078 in eight years. This average gain of 67,200 a year since 1930 may be compared with an average gain of 127,784 persons a year in the decade from 1920 to 1930.

Notwithstanding the fact that the rate of increase from 1930 to 1938, as estimated by the Department of Health, is only half as great as the average rate of population growth from 1920 to 1930, the question still may be raised as to whether this estimate of population growth in these latter years is not too high, in view of stationary or declining em-

ployment trends since 1930, and other evidences of lack of pronounced growth. Accordingly it is desirable to examine the detailed estimates for each borough with a view to checking any tendency towards over-estimating of population.

In the case of Manhattan, the population is estimated to have declined from 1,859,590 in 1930 to 1,688,769 in 1938, or a net loss of 170,821 persons. While this decline might be under-estimated, yet figures that would cause an over-estimate of the population of the entire city could not have been derived from Manhattan Island.

The Borough of Queens is estimated to have increased in population from 1,090,428 in 1930 to 1,340,576 in 1938, a gain of 250,148. These figures, however, are substantiated by the estimates of the Queensborough Chamber of Commerce which showed 1,302,615 persons in 1938, and by surveys which indicate a rapid absorption of vacant units in Queens from 1933 to 1937. In view of the large volume of new construction in Queens after the creation of new automobile highways and subways, a rapid population growth in that borough from 1930 to 1938 might be expected.

The estimated increase in the population of Richmond from 159,120 in 1930 to 176,259, or 17,139, is not large enough to be a material factor in accounting for a large population increase in all of New York City.

It is in the case of Brooklyn, with an estimated population growth from 2,570,440 in 1930 to 2,792,600 in 1938, or a gain of 222,160, and the Bronx with an estimated growth from 1,275,134 in 1930 to 1,493,686 in 1938, or a gain of 218,552, that the figures of increase may be most seriously questioned.

⁵¹ See Table 54 in Appendix I.

TABLE 6
TOTAL NUMBER OF DWELLING UNITS COMPLETED IN THE FIVE BOROUGHS OF NEW YORK CITY FROM SEPTEMBER, 1934 TO JANUARY 1, 1939

	BY TYPE OF STRUCTURE					
	Elevator Apartments	Walk-up Apartments	Single-Family Houses	Two-Family Houses	All Other Types	Total
Manhattan	10,424	285	4	2	27	10,742
Queens	13,243	2,023	15,694	1,118	153	32,231
Bronx	13,414	83	820	156	27	14,500
Brooklyn	18,404	334	4,320	200	63	23,321
Richmond	48	16	581	70	4	719
TOTAL	55,533	2,741	21,419	1,546	274	81,513

What has been the rate of construction of new buildings in these two boroughs that would seem to be required to meet such a population growth? The data on new dwelling units completed in the five boroughs from the Fall of 1934 to the end of 1938 are shown in Table 6.

The total number of new dwelling units of all types added for each of the five boroughs from 1930 to 1938 inclusive is as follows:

TABLE 7

TOTAL NUMBER OF NEW DWELLING UNITS IN NEW YORK CITY FOR PERIOD 1930 TO 1938

Queens	67,529
Brooklyn	44,681
Bronx	33,427
Manhattan	26,806
Richmond	1,634

The volume of new construction would thus indicate that Queens had a larger population growth in this period than any of the other boroughs. However, the fact that a considerable number of new dwelling units have been built does not necessarily prove that there has been a growth in population, for demolition of old structures, "undoubling" or increase in vacancies may account for the added building supply without any population growth. This is strikingly illustrated in the case of Manhattan. Notwithstanding the building of 75,784 new family quarters in Manhattan from 1920 to 1930, there was a net increase of only 35,355 family quarters in that period, and an actual decline of 56,198 in the number of fami-

⁸² See Fig. 45.

Demolitions

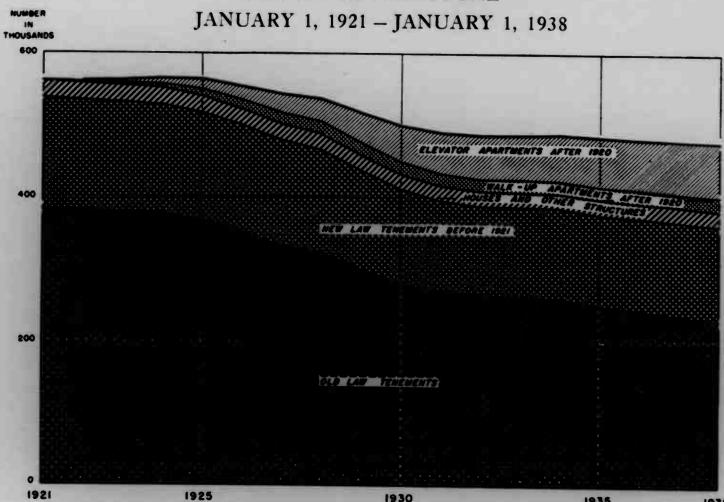
Demolitions have been far greater in Manhattan than in any other borough. In the Bronx, Queens, and Richmond, they have been insignificant, and even in Brooklyn there were only 11,778 apartment units in buildings de-

molished from 1930 to 1938 inclusive, as compared with 47,193 for Manhattan in the same period.⁸³

In the case of Brooklyn, 44,681 dwelling units were added to the supply from 1930 to 1938 inclusive, and only 11,778 demolished in the same time. In addition to a net increase of approximately 33,000 dwelling units in Brooklyn, there has also been an absorption of vacant quarters. In 1934, there were 67,938 vacant family quarters or 9.51 percent of the total number of quarters in Brooklyn. Although no complete recent vacancy estimate is available, it is probable that there has been a decline in vacancies in all types of units except the old-law tenements from 1934 to 1938.

⁸³ See Fig. 46 and Table 55 in Appendix II.

FIG. 45
NUMBER OF OCCUPIED FAMILY QUARTERS
IN THE BOROUGH OF MANHATTAN
BY TYPE OF STRUCTURE
JANUARY 1, 1921 – JANUARY 1, 1938



SOURCE: TENEMENT HOUSE DEPARTMENT
OF THE CITY OF NEW YORK

FEDERAL HOUSING ADMINISTRATION
DIVISION OF ECONOMICS AND STATISTICS

In the 138,353 apartment units in old-law tenements including boarded up buildings in Brooklyn (December 31, 1938) the vacancy ratio may be as high as 25 percent or 35,000 units. In the remaining total of 607,000 dwelling units, it is possible that in the fall of 1938 the vacancy ratio is 5 percent, which would account for 30,000 more vacant units, making a total of 65,000 vacant units in Brooklyn today. This is, of course, largely conjectural. However, it is entirely possible that the increase in the vacancies in old-law tenements have offset the absorption of vacancies in other types of buildings. There is still left a net increase of 33,000 dwelling units due to new building, which would indicate a population growth of an equal number of families, or

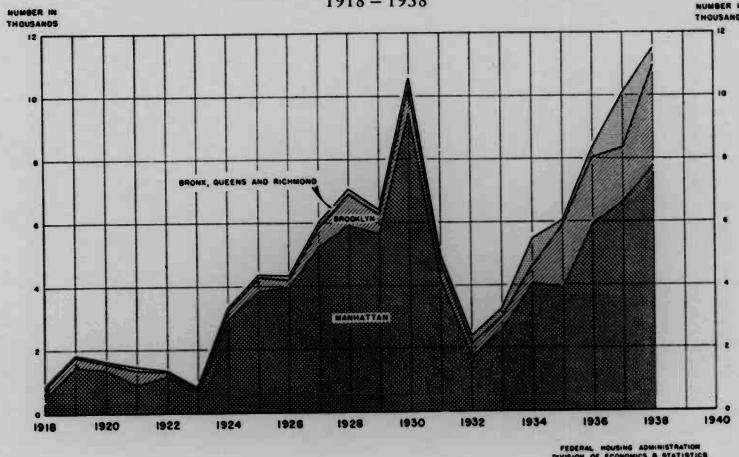
approximately 120,000 persons, unless the absorption of the new quarters was accomplished entirely by "undoubling."

That Brooklyn increased in population from 2,550,448 in 1930 to 2,666,918 in 1934 is indicated by the count of the Real Property Inventory of 1934. The number of families increased even more than the number of persons, or from 616,875 to 675,758, a gain of nearly 59,000 families in four years. Inasmuch as the trend of employment and new construction was upward from 1934 to 1937, it is reasonable to suppose that this population growth continued from 1934 to 1938.

However, there is no basis for assuming any population growth in Brooklyn from the figures on the average daily register in the elementary schools, which show a decline from 323,000 in 1929-1930 to 277,000 in 1937-1938.⁸⁴ Even if allowances are made for the decline in the birth rate on the basis of the

⁸⁴ For school enrollment figures for the five boroughs from 1929-1938 see Tables 56 and 57 in Appendix II.

FIG. 46
NUMBER OF APARTMENT UNITS IN DEMOLISHED BUILDINGS
IN THE BOROUGHS OF NEW YORK CITY
1918 - 1938



national urban average, computations based on the school enrollment would show a decline in the population of Brooklyn from 1930 to 1938.

It is thus difficult to arrive at any conclusions as to the exact rate of population growth for Brooklyn from 1930 to 1938. It is undoubtedly proceeding at a much slower rate than in the decade from 1920 to 1930, and the estimates of the New York Department of Health must be regarded as the maximum. Such a growth is possible. On the other hand, it may be true that there has been only a slight growth in the population of Brooklyn since 1930.

In the Bronx where 33,000 new dwelling units were built from 1930 to 1938 and there were only 3,372 dwelling units eliminated by demolition, there was apparently a moderate population gain in the same period. A slight increase in the population from 1930 to 1934 from 1,265,258 to 1,294,873 was probably followed by a continued slow growth from

1934 to 1938. The number of families is, of course, gaining faster than the total population, increasing 10.45 percent from 1930 to 1934 as compared with an increase of 2.34 percent in the population. Here again, there is evidence of only slight population growth according to the school enrollment. The average daily register of elementary schools in the Bronx declined from 143,780 in 1929-1930 to 136,370 in 1937-1938, which with adjustments for the declining birth rate would indicate an increase in the population of the Bronx from 1,265,258 in 1930 to 1,372,795 in 1938 or a gain of 107,547.

However, taking New York City as a whole, there are few evidences of marked population growth from 1930 to 1938. The volume of manufacturing employment was less in 1938 than in 1930, and there was apparently no increase in the employment in the wholesale and retail trades from May 1935 to May 1938.

Nearly all of the 58,000 new apartment units constructed in the five boroughs of New York City in the past five years are in the rental range of \$16.50 to \$25.00 a month a room, requiring a minimum family income of \$2,000 a year. As there are, according to the estimates of the income analysis of Manhattan workers, only 390,884 principal income earners in New York City paying a rent of \$50 a month or more in multi-family apartments, a new apartment has been erected in the last four years for one in every five persons in the group who can afford to live in these new apartments.

That we may be approaching at least a temporary saturation point in this type of new apartment is indicated by an increase in the number of vacant units in the better type of apartments in the past year, and the relatively high proportion of vacancies in newly completed apartments in Queens, Brooklyn, and the Bronx. On Manhattan Island the vacancies in elevator apartments in this general rental range have increased from 6.6 percent in November 1937 to 8.1 percent in November

1938. Vacancies in apartments constructed in 1938 in the Bronx are now 15.9 percent.⁸⁵ The vacancies in apartments completed in Brooklyn in 1938 are 17 percent, and vacancies in apartments completed in Queens in 1938 are 14 percent.

In Forest Hills, the vacancies in all apartments increased from 3.7 percent in October 1937 to 6.5 percent in November 1938. In East Orange, there was an increase of vacancies in apartments from 4.1 percent to 4.5 percent from October 1937 to October 1938. While these figures are not alarming, it does indicate that a tight adjustment of supply to demand for apartments does not exist and that there is no acute shortage of apartments at the present time.

In the case of apartments finished in the last four years, there were 1,081 vacant apartment units in October 1938 in Brooklyn and 1,023 more under construction. In Queens, for the new buildings, there were 658 vacant apartment units on October 15, 1938 and 1,683 more under construction. In addition to this supply of 4,455 vacant new apartment units, there were in October 1938, 514 vacant new apartment units in the West Bronx and several thousand vacant apartment units in relatively new buildings in Westchester County and Northern New Jersey. To this supply in this upper price range the Metropolitan Life Insurance Company is constructing from 12,000 to 20,000 more apartment units in one single project.

The rate of construction of new apartment units in New York City—only 14,024 in 1937 and 11,132 in 1938—is indeed far below the peak levels of the twenties (79,253 in 1927),⁸⁶ but for the reasons discussed in the first chapter of this report, there is little probability that apartment construction in New York City will soon attain such levels again.

The almost complete cessation of immigration, the declining birth rate, and the dwindling of the stream of international commerce are causing a slackening in the national rate

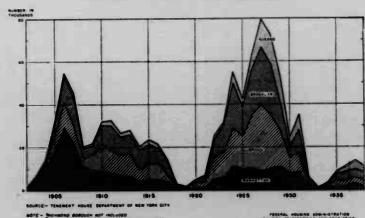
⁸⁵ See Table 58 in Appendix II.

⁸⁶ See Fig. 47 and Table 59 in Appendix II.

FIG. 47

DISTRIBUTION OF NEW APARTMENT UNITS
IN NEW YORK CITY BY BOROUGHS¹
1902 - 1937

NUMBER OF FAMILY UNITS IN NEW
MULTI-FAMILY BUILDINGS²



of urban growth; and New York, although supported by a hinterland that contains three-fourths of the wealth of the United States, is bound to feel the effect of the waning of these supporting forces, even though it retains its dominant role in the national economy. However, the increasing importance of the role of Government in business may lessen to some extent the predominant position of New York, as the center of private capitalism.

Even if the income stream of New York City is maintained at peak levels, there may be a declining proportion of the total population who live in multiple-apartments. At an earlier period, apartment or tenement house living was forced on the workers of Manhattan because of the great pressure of population on a narrow island from which there was no fast means of egress. The building of express highways, new subways and tunnels have made accessible to the workers in Wall Street and Grand Central Districts extensive new single-family home areas in Queens, New Jersey, Westchester and Nassau County. As a result of the use of cheap land made accessible by new subways, express highways, and the employment of mass production methods, modern six-room houses on ample lots have been sold to thousands at prices of from \$4,000 to \$8,000. The carrying charges on these homes, including interest and amortiza-

tion, allowing for heat, repairs, etc. have been less than the rent for apartments. There has evidently been a considerable number of people in New York City who preferred to live in houses but who lived in apartments because they could not raise the down payment on a home, or because the carrying charges of a home were beyond their means. As soon as the opportunity was presented for buying a home on terms within their reach, thousands rushed to take advantage of it.

Furthermore, in considering the demand for apartments in any one location, such as the Lower East Side, it has been necessary to estimate the competing attractions of other apartment areas in the New York Metropolitan region. The Lower East Side is within walking distance, or a short bus ride, of one of the greatest employment pools in the world. That part of the 642,000 workers below 14th Street who can afford to pay \$50 a month and upwards for an apartment, and who do not have large families or strong preference for life in suburban communities or other apartment areas in New York City, are potential customers who might be attracted to a garden apartment area on the Lower East Side.

However, there is now no Chinese wall around Manhattan that compels this great pool of workers to live on the Island. Subways, tubes, ferries, express highways have brought great vacant areas along the Hudson in Riverdale, in Staten Island, in Queens and New Jersey within easy access of Wall Street.

Sites suitable for elevator apartments in Riverdale, Forest Hills, and the Oranges that are twenty to forty minutes from Wall Street can be obtained for from fifty cents to \$1.50 a square foot. Taxes in these suburban areas are lower than on the Island of Manhattan. In most of these communities, land in good locations can be secured at prices low enough to permit two-story apartments with very low land coverage.

As a result of this lower land cost and the lower taxes, it is possible to provide apart-

ments of the garden variety type with large rooms and all modern conveniences for as low as \$12.50 a month a room. In these two-story buildings no elevators are required and the cost is not augmented by necessary fireproof construction.

Hence it is possible for all the workers on Manhattan Island, who can afford to live in apartments, to reside in garden apartments beyond the areas of high residential density.

It is desirable, however, to strike a certain balance in apartment development and not to concentrate all apartment construction on the periphery of cities. There is, of course, a large number of people who prefer to remain on Manhattan Island within walking distance of their work. These are probably predominantly families without small children, single persons, or those whose hours of work make it difficult for them to commute. Manhattan Island, particularly the Lower East Side, contains large areas of land for which there is no other possible use than apartment development.

This land may be used for limited dividend housing developments with tax exemption, or for housing developments by the United States Housing Authority. In both of these cases, it would yield little or no taxes to the city and earn little on land or buildings. Land that is bought by the taxpayers and devoted to a public or charitable use cannot be said to yield an economic return. Therefore, if the city is to receive any real return for utilities and the municipal investments in streets, this land must be developed for a residential use that can pay at least a minimum level of rents sufficient to yield a return on the investment in the building and to pay taxes to the city. It is highly desirable from every point of view that such a reasonable price for the land be determined and paid so that it would be possible to derive the best economic return the land is capable of producing. If it is allowed to stagnate, as at present, it yields little or no return. If it is taken over by the Public Housing Authority, it will yield no net return al-

though the present owners may be reimbursed. If fantastic prices are asked for this land, then it cannot compete with the numerous apartment areas of great tracts of vacant land that can be secured at from ten cents to one dollar a square foot. Public funds for subsidized housing are not unlimited. They should not be dissipated by paying such fantastic prices as \$10 a square foot or more for land on which to erect apartments when cheaper land is available or a more profitable use can be found for such expensive land.

In conclusion, in making the final estimate of the extent of the demand for apartments in the Lower East Side, the following limiting factors should always be borne in mind.

First, because of the slackening in the rate of population growth of the entire hinterland of New York City, there is little probability that new apartment units in New York City can be absorbed in the future at the same rate as in the period from 1922 to 1929.

Second, while construction of new apartment units from 1930 to 1938 has been at a relatively low level, compared with the level of 1922 to 1929, the building of 104,422 new units, most of which rent for over \$50 a month for an apartment, has supplied with a new dwelling unit one out of every four persons in New York City living in rented multi-family units who can afford to live in such apartments. The market in this price range is not only relatively thin, with prospects of diminution because of the declining economic forces in the background of New York City, but it has been fairly well supplied in the past few years. That there is no severe shortage in this price class is indicated by a slight tendency towards increasing vacancies in the past year.

Third, the competition of single-family homes with apartments is becoming stronger in the New York area as a result of the building of new bridges, express highways, subways and tunnels that facilitate the egress from Manhattan to extensive areas of vacant land in Queens, Northern New Jersey, Westchester and Nassau County, and by the easier

terms of financing the purchase of single-family homes.

Fourth, the competition of apartment areas outside of Manhattan with apartment areas in the island itself has become stronger with the development of these means of transportation leading out of the island. The upper limit to the price of apartment land in Manhattan is now set by prices of land in competing areas outside Manhattan than can be reached from places of employment in Manhattan at the same time and cost. Hence, the attempt to build apartment projects on the island on land valued on the basis of the monopoly position that existed in the days of inadequate transportation facilities will result in a level of rents and values that cannot be sustained in competition with apartment areas in other parts of the New York region.

Fifth, to start a new cycle of residential development in the Lower East Side a project is required large enough in scope to establish a neighborhood with buildings of attractive design and with low land coverage; and it will be necessary to provide special schools and stores for the residents of the community and to furnish them with special transportation that will carry them through the long unattractive approach of the blighted area with the minimum of inconvenience.

As already indicated, it is not possible to rebuild the whole Lower East Side with new apartment buildings housing 100 or more families to the acre, designed to rent for \$50 a month or over. Only a limited portion of the area may be developed on that basis. Hence, it is idle to assume that the land values of the entire Lower East Side can be sustained on the level established by the intensive development of 5 percent of the whole of it. A project for a new apartment development on 30 or 40 acres of the Lower East Side should set a pattern that might be consistently applied in the rebuilding of the entire one thousand acres in that area. There are not enough persons in all Manhattan with incomes over \$2,000 a year to fill the Lower East Side, if it

were rebuilt on a density that would be created by the construction of apartment buildings over six stories in height in every part of this section.

Excessive land costs, above \$4 or \$5 a square foot, will defeat the attempt to make even this limited development. As a further extension of the apartment development from Corlear's Hook to the rest of the Lower East Side will require drawing on lower and lower income groups for tenants, the land values likewise, must be progressively lower instead of higher as the area of apartment building is expanded.

The alternatives to rebuilding the Lower East Side as a place of residence for people in the medium, and the medium to low income groups, are either a continuation of the present stagnation, which yields negative returns on old-law tenements, remodeling of existing structures, or public housing, which yields zero returns on land and buildings and throws the main burden of taxes of this area on other sections of the city. There is hardly a possibility that this land will be required for the expansion of office buildings or of industries or stores, as has been demonstrated in Chapter II.

Since the wholesale reclamation of the Lower East Side in one large operation is probably not feasible in view of existing relatively high land costs and the expense entailed by paying for some fairly substantial structures that are to be wrecked, it would seem desirable to rehabilitate or repair such of the existing structures as can be made to yield a net return from occupation by lower income groups. Those who cannot be provided with model new apartments at public expense—and public housing so far has provided quarters for only two or three percent of those in the income range now being furnished with such housing—will have to have some place of abode. It is possible to rebuild a small part of the Lower East Side for persons in the upper income third. Another small part may be rebuilt for those whose income falls just below

the upper third. Another small part of the area may be rebuilt on the basis of a complete donation of all the money for the land and buildings.

The extent to which the public debt can be increased for purely consumption purposes imposes a limit on the extent to which this can be carried. After all these private and public expenditures have been made in rebuilding a small portion of the Lower East Side most of it will be left. The oldest and poorest buildings will continue to be torn down because they yield a negative return. Those now yielding a small net income for residential use will continue to deteriorate until they, too, fall into the red ink column that hastens their demolition. It is true that some old structures contain specialized markets or stores that some-

times afford a fairly high yield. However, even buildings prolonging their economic life with commercial income will finally reach their dotage.

This process of decline may be arrested by a rise in the general rent level, or a rise in this very lowest rent level due to a shortage of low-priced quarters. However it is possible that the process of decay will continue until finally little or no net income for the land can be derived from most of the Lower East Side. Then, when the remaining old buildings likewise have either been demolished or are ready to fall down, it may be possible to start rebuilding nearly all of the Lower East Side. For then some return from the land will be better than nothing.

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APPENDIX I Description of the Survey of the Rental Market

THE survey of the rental market referred to in Chapter III, was made primarily to determine the rent-paying capacity and present place of residence of the workers⁸⁷ in New York who might be considered prospective tenants for new apartment projects in the Lower East Side. A sampling technique was utilized and approximately 100,000 schedules were obtained. The survey consisted of two main parts: the first procured data from the personnel records of certain large corporations, and the second from answers to questionnaires that were distributed to employees by the personnel managers. Copies of the personnel cards and questionnaires used in this survey appear on pages 131 and 132.

Data Obtained from the Personnel Records

The first type of data (personnel cards filled out from personnel records) was obtained for 60,000 workers and was a 100 percent coverage of the firms who furnished the information. These cards indicated the annual salary or wages, the place of residence, the sex, the age, and, in the case of some firms, the facts as to home ownership, number of persons in the family, and marital status of each employee. The personnel cards thus furnished information on individual salaries, but not on family income.

The tabulation of the personnel cards provided a sample of the distribution of individual incomes for persons working in Manhattan, above and below 14th Street. It also provided the basis for an analysis of income distribution of workers by place of residence, not only for each of the boroughs and counties in the New York Metropolitan region but for a total of 89 sub-areas into which the region was divided.

In addition to the 60,000 personnel cards showing the income distribution of workers by place of residence, the income distribution without place of residence was obtained for 14,200 workers in two large public utility companies. As the personnel records data were obtained mainly from corporations employing large numbers of office and white collar workers, it is believed to be an adequate sample of salaried office workers.

The income distribution and area of residence of all workers included in the 74,200 personnel record sample are shown in Tables 8, 9 and 10. Figure 48 shows the percentage distribution by income groups

⁸⁷ The term "worker" as used in this discussion and elsewhere in this report, is intended to be synonymous with income earner, the term more frequently used in the table headings. Where either is used, however, it is intended to denote a person actually employed for salary or wages as contrasted with a person capable and willing to work but unemployed at the time of this survey.

of all workers in Manhattan, and those working above and below 14th Street.

While the income distribution as revealed by the personnel record sample is believed to be representative of office workers, it is not representative of those employed in industry, the retail and wholesale trades, and certain other activities. It was supplemented, therefore, with income data obtained from other sources before it was used as a basis for estimating the number of persons with incomes of \$1,000 to \$2,000 and incomes of \$2,000 and over. The adjusted table of income distribution is presented subsequently in this section.

Data Obtained from the Questionnaires

The second main type of data was obtained from questionnaires of which 48,000 were distributed to the employees of large corporations, and 25,000 usable questionnaires were returned. These questionnaires provided extensive information about the living conditions of each worker, such as: the rent paid, general location of place of residence, number in the family, facts as to home ownership, number of rooms occupied, number of principal income earners, and cost and time required to go to and from work. These facts were indispensable in determining the number of prospects eligible to rent apartments at specified rent level because of income, who would have to be eliminated by reason of the ties of home ownership, or by the fact that they were not principal income earners, or by the size of their families. Such data could be obtained only by the questionnaire method, as it was not revealed by the personnel records.

Additional Sources of Data on Income Distribution Utilized

In addition to the data secured by the analysis of nearly 75,000 individual salary returns provided by the personnel records sample, and the 25,000 returned questionnaires, several other sources of data on income distribution were utilized. The results of the Urban Study of Consumer Purchases of U. S. Department of Labor, in which a sample of 14,000 schedules on family income was secured for New York City, were employed in estimating incomes of independent professional and certain other types of workers. The National Health Survey (1935-1936), on the relief and income status of 182,000 New York families, was extensively used to check the results obtained after weighing and combining the income distributions for the various occupational classes.

Finally, a special income analysis was made of individual and family incomes of 2,286 families living now or formerly in Knickerbocker Village, and several other large apartments in various parts of Metropolitan New York.

The Income Distribution as Revealed by the Samples

Utilizing these rather extensive samples, the income distribution of the workers in New York was estimated for occupational classes and employment areas. These estimates are shown in Table 11 and graphically presented in Fig. 36, page 36. A further explanation of the methods used in determining the income distribution of occupational classes and the kinds of workers included in each occupational classification will be found in the annotations to Tables 13, 14 and 15.

Total Number of Workers in Manhattan

In order to convert the percentage distributions of workers by income groups into numerical distributions it was first necessary to estimate the total number of persons working in Manhattan and, second, to apportion them by occupational classes and areas of employment. This was accomplished by utilizing the 1935 U. S. Census of Business, the 1930 U. S. Census of Occupations, and the daytime population⁸⁸ as reported by the 1934 Real Property Inventory. The estimates built up from these primary sources were adjusted for under enumeration and increases in employment between the dates of these surveys and November, 1938. The New York State Department of Labor Employment Indexes were used, to a large extent, for the purpose of computing the increases in the number employed between these periods. Table 12 presents the estimate of the number of workers employed in Manhattan and the other four boroughs of New York.

Number of Workers by Occupational Groups and Employment Areas

The next step was to divide the total number of workers into occupational classes and principal areas of employment. It was particularly important to determine the number of persons working south of 14th Street because a much larger proportion of the potential tenants would be attracted to a new apartment project in the Lower East Side from those working below 14th Street on Manhattan than those working above it.

The number of workers in each occupational classification by income groups, in the two principal employment areas of Manhattan (south of 14th Street,

⁸⁸ The daytime population includes persons working at night as well as during the daytime.

and 14th to 59th Street), and north of 59th Street, as well as the estimated total workers employed in the other four boroughs of New York are shown in Table 13. The distribution of workers between areas and occupational classes was based largely on the distribution of the daytime population as reported by the 1934 Real Property Inventory. Adjustments were made, however, for the migration of certain industries to other parts of the area and changes in the level of employment within the various occupational classes which have occurred since 1934.

Estimates of the Number of Eligible Prospects for Apartments

The tables described in the preceding paragraphs were prepared primarily to determine the number of workers in New York with sufficient incomes to be considered prospective tenants for new apartments at rentals of \$50 or over a month, and also the number who could pay \$25 to \$50. Of course, as explained in the text of Chapter III, there are other factors besides income which limit the eligibility of tenants. Some of these can be measured statistically from data obtained in the Questionnaire Sample and others cannot. Among those which it was found practical to measure statistically were the following: the proportion of the total workers who were the principal source of family income, the proportion renting and living in multi-family dwellings and the proportion of the total families composed of four or less persons.

In order to draw together and apply all these data in an actual estimate of the number of eligible prospects for apartments in the Lower East Side of Manhattan, two tables were prepared. The first, Table 14, estimates the number of eligible prospects for apartments renting at \$50 or over a month and the second, Table 15, the number eligible for apartments renting at \$25 to \$50 a month. It is upon these tables that the analysis of the demand for apartments in Chapter III is based.

In both Table 14 and 15, the data in columns 1 to 3 (Total Number of Income Earners, Percent and Number with Incomes of \$2,000 or Over, by Employment Areas and Occupational Classifications), are based primarily on the Personnel Records Sample, Tables 11 and 13, which were described previously. The data in columns 4 to 11 (Percent and Number of Principal Income Earners, Renting and Living in Multi-family Dwellings, with Families of Four or Less Persons) are based on the Questionnaire Sample, Tables 21, 22 and 23, which are described subsequently. The data in the rest of the columns (12 to 15), are based on estimates. Further information as to methods employed and exact sources of data used in preparing Tables 14 and 15 will be found in the annotations to these tables.

Other Valuable Data Obtained from the Questionnaire Sample

In addition to the data utilized in estimating the demand for apartments, a wealth of other factual material were procured from the Questionnaire Sample. These data have a multitude of valuable uses in further analyzing the rental market. The most important are presented in Tables 16 to 27 and will be briefly discussed in the following paragraphs.

Tables 16 to 18 inclusive

These tables include the tabulation of: (1) transportation time required by income earners to travel from their homes to their work; (2) period they have lived in their present community; (3) type of structure they occupy; and (4) the age of the income earner. These data are presented in a cross tabulation with the following column headings: Tenure (income earners who own their homes and those who rent dwellings, by those paying less or more than \$50 a month); (2) income status (income earners who are not principal, and those who are principal income earners, by marital status and sex); and (3) income earners by areas of residence. All of these tables give both the numerical and percentage distributions.

Very little need be said of the value of these data. The usefulness of the material on travel time of workers is at once evident. Likewise the data on the period of time lived in the community, suggests of itself, many uses. For example, the number of otherwise eligible prospects who may be expected to leave the community where they now live to rent quarters in a new apartment project, is limited to a certain extent by the period of time they have lived in their present community. In general, it may be assumed that the longer they have lived there the more difficult it will be to induce them to leave. Thus, while these data could not be used for precise measurement in the estimate of the number of prospects for new apartments, they should be given some weight in determining the number of eligible prospects who may be expected to move to new projects in Manhattan from any other community. This is particularly important in the case of suburban areas like New Jersey, where nearly 70 percent (see table 17a) of the income earners have lived five years or more in their present community.

A similar application may be made of the data on age distribution. It is obvious that the income earners of advanced years are less likely to move from the community where they now live than younger folks who are inclined to move above frequently until they find the community which they like best.

Tables 19 to 23 inclusive

These tables show the number and percentage dis-

tribution of income earners (by areas of work and residence) who own or rent dwellings (by one family and other than one family units, by rent groups), and a separate tabulation of those paying \$50 or over a month for rent plus transportation, by the number of persons in the family. All of these data are included in a cross tabulation with income status (income earners who are not principal and those who are principal income earners, by marital status and sex). Tables 19 and 20 summarize by areas of residence, the most important data presented in tables 21 to 23 inclusive.

These tables provided most of the data (except those pertaining to income distribution) for the previously described estimates of the demand for apartments and, therefore, their usefulness has been well illustrated. There are, of course, many other uses for them. They would be particularly valuable, for instance, in estimating the demand for apartments (or other types of housing for that matter) at different rent levels than those used in the estimates prepared for this report and also to estimate the demand for apartments at given rent levels, in other areas of Metropolitan New York.

Tables 24 and 25

These tables present a tabulation of income earners (those only who are working below 14th Street, Manhattan, who are renting multi-family units and paying \$50 and over for rent plus transportation) by number of persons in the family and number of rooms in the dwelling unit they now occupy. Table 24 gives a cross tabulation with income status, and Table 25, number of persons in the family with number of rooms in the family dwelling unit. Table 24 presents these data by residential areas and Table 25, by rental groups.

These tables would find their greatest usefulness in the actual planning of a project, and particularly in determining the proper distribution of apartments by number of rooms and by rental groups. They should also be useful to the architects in designing apartments of a given room size in accord with the needs of the actual number of persons these tables show most frequently occupy apartments of a certain room size.

Table 27

This table presents a series of cross tabulations of number of persons in the family (by number of children under 18 years of age and number of adults) with the number of income earners in the family. These data are given by areas of work and by income status (principal and not principal income earners, by marital status and sex).

This table, like tables 24 and 25, would be most useful in the actual planning of a project.

APPENDIX I

TABLE 10
Sample of Income Earners Working Manhattan, Above or Below 14th Street,
and Living in the New York-Northern New Jersey Metropolitan Area
Percentage Distribution of Areas of Residence for Each Income Group

	Income Earners Living in New York-New Jersey Metropolitan Area by Section of Residence									
	Total		Suburban New York		New Jersey Residence Sections					
	Total	New York City	Total	New York City	Total	New Jersey	Total	New Jersey	Total	New Jersey
Total Income Earners	1000.0	79.7	15.2	15.9	26.2	6.4	13.9	6.9	3.9	1.6
Working in Manhattan	1000.0	82.1	20.9	2.5	16.9	4.7	2.0	2.7	1.3	1.1
Under \$1,000	1000.0	83.1	17.0	2.4	18.2	4.8	1.7	2.4	1.4	1.3
\$1,000 to 1,499	1000.0	82.5	18.2	2.3	15.2	27.2	5.6	12.6	5.3	5.6
1,500 to 1,999	1000.0	82.5	18.2	2.3	15.1	26.2	5.6	12.5	5.3	5.6
2,000 to 2,499	1000.0	75.3	16.1	1.4	12.8	22.5	5.6	12.5	5.3	5.6
2,500 to 2,999	1000.0	68.1	14.2	1.3	12.9	21.1	5.6	12.5	5.3	5.6
3,000 to 3,499	1000.0	59.5	13.5	1.1	12.4	8.2	2.6	12.0	4.9	4.9
3,500 to 3,999	1000.0	59.5	13.5	1.1	12.4	8.2	2.6	12.0	4.9	4.9
4,000 to 4,499	1000.0	52.1	12.5	1.2	10.6	8.0	2.0	11.2	4.3	4.3
4,500 to 4,999	1000.0	52.1	12.5	1.2	10.6	8.0	2.0	11.2	4.3	4.3
5,000 and over	1000.0	57.4	27.5	1.8	26.1	1.5	1.6	22.8	10.0	6.1
Income Earners Working in New York City Above 14th Street	1000.0	79.7	16.0	2.4	15.6	32.2	2.6	5.7	2.6	1.5
2000 to 4000	1000.0	75.4	17.5	2.6	15.2	28.2	2.5	5.0	2.3	1.4
Over 4000	1000.0	83.1	17.4	2.5	15.0	15.0	3.7	1.7	2.0	1.4
\$1,000 to 1,499	1000.0	83.1	17.4	2.5	15.0	15.0	3.7	1.7	2.0	1.4
1,500 to 1,999	1000.0	83.1	17.4	2.5	15.0	15.0	3.7	1.7	2.0	1.4
2,000 to 2,499	1000.0	86.3	19.2	2.2	15.5	20.5	3.6	1.6	1.7	1.4
2,500 to 2,999	1000.0	78.2	18.6	1.4	15.4	21.4	2.6	4.5	1.6	1.4
3,000 to 3,499	1000.0	72.5	18.6	1.4	15.4	19.0	2.6	10.0	4.5	4.5
3,500 to 3,999	1000.0	72.5	18.6	1.4	15.4	19.0	2.6	10.0	4.5	4.5
4,000 to 4,499	1000.0	65.9	22.9	1.5	20.3	10.7	11.9	18.2	6.5	6.5
4,500 to 4,999	1000.0	65.9	22.9	1.5	20.3	10.7	11.9	18.2	6.5	6.5
5,000 and over	1000.0	64.5	22.3	1.6	26.6	9.1	1.9	10.5	5.4	5.4
Income Earners Working in New York City Below 14th Street	1000.0	79.7	16.0	2.4	15.6	32.2	2.6	5.7	2.6	1.5
2000 to 4000	1000.0	75.4	17.5	2.6	15.2	28.2	2.5	5.0	2.3	1.4
Over 4000	1000.0	83.1	17.4	2.5	15.0	15.0	3.7	1.7	2.0	1.4
\$1,000 to 1,499	1000.0	83.1	17.4	2.5	15.0	15.0	3.7	1.7	2.0	1.4
1,500 to 1,999	1000.0	83.1	17.4	2.5	15.0	15.0	3.7	1.7	2.0	1.4
2,000 to 2,499	1000.0	86.3	19.2	2.2	15.5	20.5	3.6	1.6	1.7	1.4
2,500 to 2,999	1000.0	78.2	18.6	1.4	15.4	21.4	2.6	4.5	1.6	1.4
3,000 to 3,499	1000.0	72.5	18.6	1.4	15.4	19.0	2.6	10.0	4.5	4.5
3,500 to 3,999	1000.0	72.5	18.6	1.4	15.4	19.0	2.6	10.0	4.5	4.5
4,000 to 4,499	1000.0	65.9	22.9	1.5	20.3	10.7	11.9	18.2	6.5	6.5
4,500 to 4,999	1000.0	65.9	22.9	1.5	20.3	10.7	11.9	18.2	6.5	6.5
5,000 and over	1000.0	64.5	22.3	1.6	26.6	9.1	1.9	10.5	5.4	5.4
Income Earners Working in New York City Above 14th Street	1000.0	79.7	16.0	2.4	15.6	32.2	2.6	5.7	2.6	1.5
2000 to 4000	1000.0	75.4	17.5	2.6	15.2	28.2	2.5	5.0	2.3	1.4
Over 4000	1000.0	83.1	17.4	2.5	15.0	15.0	3.7	1.7	2.0	1.4
\$1,000 to 1,499	1000.0	83.1	17.4	2.5	15.0	15.0	3.7	1.7	2.0	1.4
1,500 to 1,999	1000.0	83.1	17.4	2.5	15.0	15.0	3.7	1.7	2.0	1.4
2,000 to 2,499	1000.0	86.3	19.2	2.2	15.5	20.5	3.6	1.6	1.7	1.4
2,500 to 2,999	1000.0	78.2	18.6	1.4	15.4	21.4	2.6	4.5	1.6	1.4
3,000 to 3,499	1000.0	72.5	18.6	1.4	15.4	19.0	2.6	10.0	4.5	4.5
3,500 to 3,999	1000.0	72.5	18.6	1.4	15.4	19.0	2.6	10.0	4.5	4.5
4,000 to 4,499	1000.0	65.9	22.9	1.5	20.3	10.7	11.9	18.2	6.5	6.5
4,500 to 4,999	1000.0	65.9	22.9	1.5	20.3	10.7	11.9	18.2	6.5	6.5
5,000 and over	1000.0	64.5	22.3	1.6	26.6	9.1	1.9	10.5	5.4	5.4

Sources: Analysis of the Demand for Apartments in the Lower East Side of Manhattan November 1938

Based on Personnel Records Sample

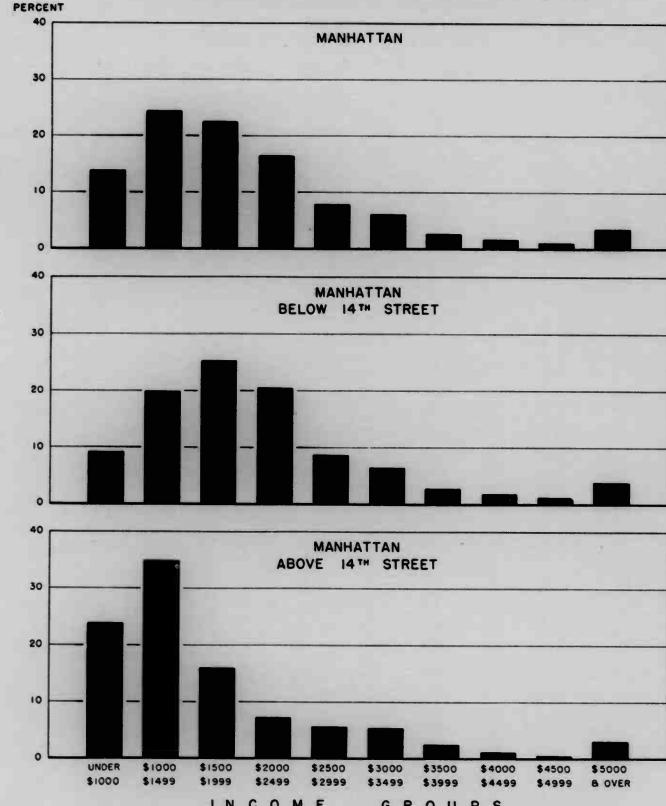
Federal Housing Administration

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APPENDIX I

FIG. 48

PERCENTAGE DISTRIBUTION OF
SAMPLE OF INCOME EARNERS WORKING IN MANHATTAN
ABOVE OR BELOW 14TH STREET
BY INCOME GROUPS - NOVEMBER 1938



SOURCE: ANALYSIS OF THE DEMAND FOR APARTMENTS
IN THE LOWER EAST SIDE OF MANHATTAN
NOVEMBER 1938
BASED ON PERSONNEL RECORDS SAMPLE

FEDERAL HOUSING ADMINISTRATION
DIVISION OF ECONOMICS AND STATISTICS

TABLE 11
PERCENTAGE DISTRIBUTION OF INCOME EARNERS WORKING IN MANHATTAN BY EMPLOYMENT AREAS
BY OCCUPATIONAL CLASSIFICATIONS BY INCOME GROUPS

Employment Areas and Occupational Classification		November, 1938					
	Total	\$ Under \$1,000	\$1,000 to \$1,999	\$2,000 to \$2,999	\$3,000 to \$3,999	\$4,000 to \$4,499	\$4,500 and Over
Workers South of 14th Street							
Office and Independent Professional	100.0	8.7	18.7	24.1	19.9	6.5	3.2
Retail and Wholesale Trade	100.0	23.9	34.8	16.0	7.3	5.5	2.4
Factory	100.0	22.4	32.9	27.2	11.1	4.1	1.0
Others	100.0	39.4	22.1	20.4	6.9	4.7	1.7
Total Workers South of 14th Street	100.0	17.8	25.1	22.3	14.2	6.9	4.1
Workers 5th to 59th Street							
Office and Independent Professional	100.0	8.0	17.1	22.4	19.1	6.6	3.6
Retail and Wholesale Trade	100.0	23.9	34.8	16.0	7.3	5.5	2.4
Factory	100.0	22.4	32.9	27.2	11.1	4.1	1.0
Others	100.0	39.4	22.1	20.4	6.9	4.7	1.7
Total Workers 5th to 59th Street	100.0	18.6	26.1	22.1	13.1	6.4	4.3
Total Workers Above 59th Street	100.0	18.0	26.7	19.9	15.2	5.8	4.9
Total Workers in Manhattan	100.0	18.2	25.8	22.0	13.6	6.6	4.6
Total Workers in Brooklyn	100.0	16.8	26.3	22.7	16.5	5.9	4.9
Total Workers in Bronx	100.0	17.3	29.2	20.1	16.4	6.4	5.6
Total Workers in Queens	100.0	16.0	26.7	20.8	15.5	8.0	7.0
Total Workers in Richmond	100.0	16.5	21.0	25.3	16.0	6.2	6.0
Total Workers in New York City	100.0	17.7	26.3	22.0	14.5	6.5	4.9

Federal Housing Administration
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TABLE 12

ESTIMATED NUMBER OF DAYTIME WORKERS BY TYPE OF INDUSTRY,
BOROUGH OF MANHATTAN AND TOTAL DAYTIME WORKERS IN BROOKLYN,
BRONX, QUEENS, AND RICHMOND
December, 1938

Type of Industry	Estimated Number of Workers
Group 1	
Manufacturing	373,518
Retail trade	209,301
Wholesale trade	184,420
Insurance, real estate and finance	178,971
Service	78,516
Barber shops, beauty parlors, etc. billboard advertising, dental labs., and employment agencies	
Construction	44,656
Hotels	34,351
Proprietors (active in business)	82,267
Miscellaneous	141,115
Places of amusement, motor trucks and buses, public warehousing, advertising, radio broad- casting, tourist camps, etc.	
Total	1,327,115
Group 2	
Domestic servants, porters, etc.	148,000
Communication, transportation and Public Utilities (Except motor bus and trucks)	70,000
Boarding and lodging houses	14,000
Professional and educational workers	85,000
Public Services (Federal, State, County and City) (also includes charitable, religious and social workers, and hospitals)	71,370
Total for Manhattan	1,715,455
Total for Brooklyn	411,058
Total for Bronx	172,343
Total for Queens	128,535
Total for Richmond	30,990
Total for New York City	2,458,411

Note: Group 1 - Based on U.S. Census of Business and Manufacturers
with adjustments for under-enumeration and changes in employment
since 1935.

Group 2 - Based on the Census of Occupations and the Daytime
Population of the R.P.I. with adjustments for under-enumeration and
changes in employment since the date of the enumerations.

Analysis of Demand for Apartments in the Lower East Side of Manhattan Federal Housing Administration
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TABLE 13
DISTRIBUTION OF INCOME EARNERS WORKING IN MANHATTAN BY EMPLOYMENT AREAS

Employment Areas and Occupational Classification		Total	Under \$1,000	\$1,000 to \$1,499	\$1,500 to \$1,999	\$2,000 to \$2,499	\$2,500 to \$2,999	\$3,000 to \$3,499	\$3,500 to \$3,999	\$4,000 to \$4,499	\$4,500 to \$4,999	\$5,000 and Over
Workers South of 14th Street												
Office and Independent Professional		318,818(a)	27,848	59,629	76,813	63,485	28,431	20,732	10,050	6,661	5,013	20,136
Retail and Wholesale Trade		141,369(b)	35,221	51,284	23,579	10,758	8,105	3,537	1,621	737	4,569	11,567
Factory		105,630(c)	23,652	34,752	27,731	11,725	4,331	1,096	1,739	211	106	3,147
Others		69,770(d)	27,491	20,230	4,811	1,235	3,279	1,186	1,256	558	485	1,047
Total Workers South of 14th Street		641,591	114,222	161,065	143,358	90,782	44,116	30,932	15,582	9,041	6,374	26,069
Workers 48th to 59th Street												
Office and Independent Professional		367,366(a)	29,314	62,899	82,164	70,301	33,350	21,386	13,292	9,054	7,665	34,969
Retail and Wholesale Trade		212,727(b)	50,892	71,029	34,036	55,529	11,700	11,487	5,105	2,340	1,064	6,595
Factory		58,826(c)	16,957	20,403	29,151	20,634	10,767	2,626	1,338	525	669	788
Others		83,609(d)	32,957	18,466	17,064	5,772	3,932	1,422	1,506	663	586	1,295
Total Workers 48th to 59th Street		986,362	171,969	241,817	204,697	120,753	59,729	39,983	21,741	12,588	9,578	43,567
Total Workers Above 59th Street		147,532(e)	26,556	39,391	29,359	22,425	8,557	7,229	2,951	2,803	1,475	6,786
Total Workers in Manhattan		1,715,465	312,747	442,293	377,414	233,960	112,432	78,064	40,274	24,432	17,427	76,422
Total Workers in Brooklyn		411,056(f)	69,058	116,389	93,310	67,825	24,252	20,112	8,221	4,522	1,644	5,755
Total Workers in Bronx		172,345(g)	29,815	50,355	34,641	28,264	11,030	9,651	2,930	2,068	1,034	2,585
Total Workers in Queens		128,535(h)	20,565	34,319	26,735	19,923	10,283	8,998	3,213	1,414	900	2,185
Total Workers in Richmond		30,990(i)	3,812	5,268	8,150	6,508	2,386	744	403	434	744	
Total Workers in New York City		2,158,411	435,997	648,534	540,250	356,480	160,538	119,261	53,382	32,839	21,439	87,691

APPENDIX I

Federal Housing Administration
Division of Economics and Statistics

TABLE I^a

Based on the Number of Principal Income Earners with Families of four or Less Persons, living in Standard Multi-Family Dwellings and having incomes of \$2,000 and over December, 1935

APPENDIX I

TABLE 15
ESTIMATE OF THE NUMBER OF ELIGIBLE PROSPECTS FOR APARTMENTS IN THE LOWER MANHATTAN
Based on the Number of Principal Income Earners with Families of 4 or Less Persons,
Living in Single-Multi-Family Dwellings and Having Incomes of \$1,000 to \$1,999
Persons - 1935

Employment Areas and Occupational Classification	Incomes Earners With Annual Incomes of \$1,000 to \$1,999										Percent Eligible Prospects After Allowing for Independent Incomes Deductions (\$200.00 and Over)	Total Eligible Prospects After Allowing for Independent Incomes Deductions (\$200.00 and Over)
	Total Number of Incomes Earners	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Workers South of 14th Street	135,816(6)	42.81(7)	136,442	70.81(3)	96,604	79.00(4)	76,311	66.5(4)	65,015	65.0(4)	56,707	100.0(7)
Office and Independent Professionals	147,369(13)	57.5(3c)	74,463	63.0(3)	17,154	79.0(1k)	37,460	86.5(4)	32,250	83.4(4)	26,580	100.0(7)
Business and Wholesale Trade	135,630(6)	60.1(1h)	63,484	65.3(3)	14,065	79.0(4)	32,279	86.5(4)	26,398	81.0(4)	22,940	100.0(7)
Factory	69,776(4)	42.5(1)	89,694	67.0(7)	39,868	79.0(4)	15,966	86.5(4)	13,277	81.0(4)	10,997	100.0(7)
Others	61,591	47.4	304,403	67.3	204,901	79.0	161,072	86.5	180,200	83.9	117,504	100.0
Total Workers South of 14th Street	567,365(4)	59.8(1)	145,063	70.5(1)	102,931	79.0(4)	61,316	86.5(4)	70,339	86.5(4)	60,578	100.0(7)
Workers South to 59th Street	212,727(10)	59.8(1)	108,065	63.0(3)	68,031	79.0(4)	51,748	86.5(4)	46,323	83.4(4)	36,870	100.0(7)
Office and Independent Professionals Business and Wholesale Trade	262,620(10)	63.1(1a)	157,835	65.0(1)	102,593	79.0(4)	81,048	86.5(4)	70,106	81.0(4)	56,766	100.0(7)
Factory	83,509(6)	42.5(1)	35,551	67.0(1)	23,519	79.0(4)	16,817	86.5(4)	16,277	81.0(4)	13,184	100.0(7)
Small Workers 14th to 59th Street	965,362	48.2	446,544	66.6	297,436	73.0	230,965	86.5	203,245	83.3	169,288	29.8
Total Workers Above 59th Street	147,532(6)	46.6(1)	56,729	63.0(3)	31,332	79.0(4)	24,216	86.5(4)	20,497	83.7(4)	26,773	100.0(7)
Total Workers South of 14th Street	1,715,345	47.6	819,377	66.5	945,637	79.0	511,253	86.5	372,662	81.6	311,275	48.7
In Manufacturing	411,076(6)	51.0(1)	209,600	68.0(1)	182,595	79.1(1k)	112,293	91.0(5)	102,855	83.7(4)	86,090	100.0(7)
Total Workers	172,501(6)	49.5(1)	84,965	68.0(1)	57,176	86.7(1)	51,305	95.5(1)	49,565	83.7(4)	41,485	100.0(7)
Food Service	126,252(6)	47.5(1)	61,054	70.7(1)	31,165	66,787(1)	28,179	81.4(5)	21,465	83.7(4)	19,600	20.0(7)
Total Workers to Richmond	30,990(6)	46.3(1)	14,348	69.0(3)	9,900	57.8(1a)	5,122	73.9(5)	4,230	83.7(4)	3,544	0.0(7)
Total Workers in New York City	2,458,471	46.3	1,189,714	67.4	799,033	76.8	520,977	87.6	462,332	83.6	390	100.0(7)
												130,599

Federal Bureau of Administration
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ANNOTATIONS TO TABLES 13, 14 AND 15

- (a) **Office and Independent Professional Workers:** This classification includes all workers in office buildings and independent professional workers whether or not working in office buildings. It includes all clerical workers, officers and executives of corporations, professional workers employed by corporations and institutions, workers in all government offices, employees and officers of banks and financial institutions, etc. It also includes all independent professional workers, such as lawyers, doctors, dentists, engineers, architects, consultants in all the professions, artists, musicians, market analysts and financial advisers, etc. The professors and teachers in all schools and universities are also included in this classification. The estimate of the number of workers in this classification is based on the 1930 Occupational Census and the 1934 Real Property Inventory, with adjustments for probable changes since 1930 and 1934, and the Urban Study of Consumer Purchases, U. S. Department of Labor. The total number of workers below 59th Street were apportioned 23.4% south of 14th Street and 62.62% between 14th and 59th Streets. This apportionment was estimated from data procured in the 1934 Real Property Inventory.
 - (b) **Workers in the Retail and Wholesale Trades:** This classification includes all workers in retail and department stores, and wholesale establishments and warehouses. The estimate of the number of workers is based on the 1935 Census of Business and the 1934 Real Property Inventory (daytime population), with adjustment for under-enumeration and increases in employment to November, 1938. The apportionment of the total of Manhattan is as follows: South of 14th Street 37.43%; 14th to 59th Streets 54.03%; and 8.54% above 59th Street.
 - (c) **Factory Workers:** All workers in manufacturing or processing industries are included in this category. The estimated number of workers is based on the 1935 U. S. Census of Manufacturers and the New York Directory of Manufacturers, with adjustment for increases in employment to November, 1938, as indicated by the New York State Department of Labor Index of Employment in manufacturing establishments. The number working in the various areas was determined by the 1934 Real Property Inventory (daytime population).
 - (d) **Other Workers:** This classification includes all workers not falling in one of the above-mentioned groups. It includes all service workers in such establishments as barber and beauty shops, radio and other repair shops, restaurants, hotels, boarding and lodging houses, employees of transportation and communication systems (not working in office buildings), workers in places of amusement, construction laborers, porters and domestic servants, police, firemen and other city employees not working in offices.
 - (e) The workers above 59th Street in Manhattan and in the other four boroughs were estimated from the daytime population of the 1934 Real Property Inventory, adjusted for under-enumeration and increases in employment since that time.
 - (f) Based on the Personnel Records Sample of income earners working south of 14th Street.
 - (g) Estimated from the Personnel Records Sample of income earners in the retail trades and the 1935 U. S. Census of Business.
 - (h) Taken from Table 11.
 - (i) Taken from Table 11.
 - (j) Estimated from Questionnaire Sample.
 - (k) Estimated from Questionnaire Sample.
 - (l) Estimated from Questionnaire Sample. (For group working in New York but living in the city to which sample is applied.)
 - (m) Estimated from 1934 Real Property Inventory.
 - (n) Estimated from Questionnaire Sample.
 - (o) Estimated from Questionnaire Sample.
 - (p) Estimated from 1934 Real Property Inventory.
 - (q) Estimated from Questionnaire Sample.
 - (r) Estimated.
 - (s) Col. 14, Table 14 (Incomes \$2,000 or over)
- The figures in this column are estimates of the number of prospective tenants who have independent incomes, and those with incomes of less than \$2,000 who, by doubling-up, would have combined incomes adequate to permit them to pay \$50.00 or more per month rent. This group is estimated to be 25% of the eligible tenants with incomes of \$2,000 and over. The estimate of 25% is based on the analysis of Knickerbocker Village and other apartments in the Metropolitan Area.
- Col. 14, Table 15 (Incomes \$1,000 to \$1,999)
- The figures in this column are the deductions which must be made to allow for the estimated number of prospective tenants with incomes of \$1,000-\$1,999 who it was assumed would, by doubling-up, have combined incomes adequate to permit them to pay \$50.00 or more per month rent and are already included in Table 14. This deduction is based on the estimate that 75% of the independent income and doubled-up group are combinations of two persons with incomes of \$1,000-\$1,999.

TABLE 16

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, and Living in the New York-Northern New Jersey Metropolitan Area
By Tenure, and Rented by Monthly Rent Plus Transportation Cost; By Transportation Time, Time Lived in Community, Type of Structure, and Age of Principal Income Earner

	Total No. of Income Earners	Number of Income Earners by Tenure			
		Own	Rented	Number of Income Earners by Monthly Rent*	
				Less than \$50	\$50 and Over
Number of Income Earners Reporting Transportation Time—Total					
Less than 20 Minutes	23,702	6,920	16,782	10,546	6,236
20 to 39 Minutes	1,307	28	1,279	649	550
40 to 59 Minutes	6,120	698	5,426	3,666	1,550
60 to 89 Minutes	6,726	2,116	6,110	4,166	2,264
90 Minutes and Over	6,443	3,117	3,326	1,850	1,476
	11,104	763	341	175	166
Percentage Distribution—Total					
Less than 20 Minutes	100.0	100.0	100.0	100.0	100.0
20 to 39 Minutes	5.5	.4	7.6	6.5	9.5
40 to 59 Minutes	25.8	10.0	32.3	34.6	28.2
60 to 89 Minutes	36.8	33.5	38.2	39.5	36.0
90 Minutes and Over	47.2	46.1	19.6	17.5	23.7
	4.7	11.0	2.1	1.7	2.6
Number of Income Earners Reporting Time Lived in Community—Total					
Less than 1 Year	22,013	6,505	15,508	9,680	5,828
1 Year but Less than 2	2,266	256	2,010	1,255	755
2 Years but Less than 5	1,949	217	1,732	1,100	612
5 Years but Less than 10	4,654	572	4,082	2,538	1,544
10 Years and Over	4,221	958	3,263	2,040	1,223
	5,921	4,500	4,421	2,747	1,674
Percentage Distribution—Total					
Less than 1 Year	100.0	100.0	100.0	100.0	100.0
1 Year but Less than 2	10.3	4.0	13.0	13.0	13.0
2 Years but Less than 5	8.9	3.3	11.2	11.3	10.8
5 Years but Less than 10	21.1	8.6	26.3	26.2	26.5
10 Years and Over	19.2	14.7	21.0	21.1	21.0
	40.5	69.2	26.5	26.4	26.7
Number of Income Earners Reporting Type of Structure—Total					
1 Family	23,446	6,827	16,619	10,438	6,181
2 Family	7,265	5,267	1,998	835	1,163
3 Family	4,197	1,245	2,952	2,009	943
4 Family	993	152	681	676	165
5 Families or More	538	51	487	374	113
	10,453	112	10,341	6,544	3,797
Percentage Distribution—Total					
1 Family	100.0	100.0	100.0	100.0	100.0
2 Family	31.0	77.2	12.0	8.0	18.8
3 Family	17.9	16.2	17.6	19.2	15.3
4 Family	4.2	2.2	5.1	6.5	2.7
5 Families or More	2.3	.7	2.9	3.6	1.6
	44.6	1.7	62.2	62.7	61.4
Number of Income Earners Reporting Age of Income Earner—Total					
Less than 16 Years	23,101	6,734	16,367	10,320	6,047
16 Years to 24 Years	365	70	295	254	41
25 to 39 Years	5,152	1,637	3,515	2,189	1,326
40 to 59 Years	11,771	2,817	8,954	5,739	3,215
60 Years and Over	5,321	2,002	3,319	1,968	1,351
	492	208	284	170	114
Percentage Distribution—Total					
Less than 16 Years	100.0	100.0	100.0	100.0	100.0
16 Years to 24 Years	1.6	1.1	1.8	2.5	.7
25 to 39 Years	22.3	24.3	21.5	21.2	21.9
40 to 59 Years	51.0	41.8	54.7	55.6	53.2
60 Years and Over	23.0	29.7	20.3	19.1	22.3
	2.1	3.1	1.7	1.6	1.9

*Rents Refer to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in
the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 17

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, and Living in the New York-Northern New Jersey Metropolitan Area

By Income Status, and Principal Income Earner by Marital Status, by Sex;
By Transportation Time, Time Lived in Community, Type of Structure,
and Age of Income Earner

	Total No. of Income Earners	Number of Income Earners Living in Area by Income Status			
		Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status	
				Single by Sex	Married by Sex
Number of Income Earners Reporting Transportation Time—Total					
Less than 20 Minutes	25,155	9,973	15,182	2,223	2,501
20 to 39 Minutes	1,463	566	897	273	245
40 to 59 Minutes	6,519	2,883	3,636	741	765
60 to 89 Minutes	9,215	3,715	5,500	710	915
90 Minutes and Over	6,795	2,047	4,348	440	516
	1,143	342	801	59	60
Percentage Distribution—Total					
Less than 20 Minutes	100.0	100.0	100.0	100.0	100.0
20 to 39 Minutes	5.9	5.9	5.9	12.3	8.9
40 to 59 Minutes	25.9	28.9	28.9	33.3	33.6
60 to 89 Minutes	36.6	37.3	36.2	31.9	34.2
90 Minutes and Over	27.0	24.5	28.6	19.8	20.6
	4.6	3.4	5.3	2.7	2.7
Number of Income Earners Reporting Time Lived in Community—Total					
Less than 1 Year	22,649	8,991	13,858	2,004	2,255
1 Year but Less than 2	2,355	952	1,403	206	190
2 Years but Less than 5	2,046	861	1,185	147	180
5 Years but Less than 10	4,846	1,607	3,239	362	458
10 Years and Over	4,388	1,602	2,762	370	417
	9,218	3,969	6,289	919	1,004
Percentage Distribution—Total					
Less than 1 Year	100.0	100.0	100.0	100.0	100.0
1 Year but Less than 2	10.3	10.6	10.1	10.2	13.0
2 Years but Less than 5	9.0	9.6	8.5	7.3	11.0
5 Years but Less than 10	21.2	17.9	23.4	18.1	25.0
10 Years and Over	19.2	17.8	20.1	18.5	21.0
	40.3	44.1	37.9	45.9	35.1
Number of Income Earners Reporting Type of Structure—Total					
1 Family	24,406	9,644	14,762	2,331	2,372
2 Family	7,469	2,889	4,600	569	464
3 Family	4,344	1,829	2,515	376	421
4 Family	1,040	392	648	136	119
5 Families or More	563	217	346	43	205
	10,970	4,317	6,653	1,007	1,312
Percentage Distribution—Total					
1 Family	100.0	100.0	100.0	100.0	100.0
2 Family	30.7	30.0	31.2	26.7	36.6
3 Family	17.8	19.0	17.0	17.6	12.6
4 Family	4.3	4.0	4.4	6.4	3.3
5 Families or More	2.3	2.2	2.3	2.0	4.5
	44.9	44.8	45.1	47.3	55.3
Number of Income Earners Reporting Age of Income Earner—Total					
Less than 16 Years	24,425	9,659	14,766	2,184	2,278
16 Years to 24 Years	395	365	30	7	1
25 to 39 Years	5,578	4,475	1,103	385	504
40 to 59 Years	12,372	4,067	8,305	1,299	5,186
60 Years and Over	5,557	696	4,859	428	3,705
	583	54	469	66	38
Percentage Distribution—Total					
Less than 16 Years	100.0	100.0	100.0	100.0	100.0
16 Years to 24 Years	1.6	1.1	.2	.3	.5
25 to 39 Years	22.8	46.3	7.5	17.6	5.9
40 to 59 Years	50.7	42.1	56.2	59.3	55.1
60 Years and Over	22.5	7.2	32.9	19.6	39.4

Sources: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in
the Lower East Side of Manhattan.

Federal Housing Administration
Division of Economics and Statistics

APPENDIX I

TABLE 17a

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, and Living in the New York-Northern New Jersey Metropolitan Area
By Area of Residence, by Transportation Time, Time Lived in Community,
Type of Structure, and Age of Income Earner

	Total No. of Income Earners	Number of Income Earners by Area of Residence					
		Manhattan	Bronx	Queens	Brooklyn	New Jersey	Suburban New York
Number of Income Earners Reporting Transportation Time—Total							
Less than 20 Minutes	25,155	4,937	3,466	4,872	5,647	3,467	2,766
20 to 39 Minutes	1,483	1,285	4	25	107	6	53
40 to 59 Minutes	6,519	2,455	766	1,078	1,756	311	152
60 to 89 Minutes	9,215	951	1,743	1,917	2,924	1,040	640
90 Minutes and Over	6,795	226	917	1,666	838	1,810	1,336
Percentage Distribution—Total							
Less than 20 Minutes	100.0	100.0	100.0	100.0	100.0	100.0	100.0
20 to 39 Minutes	5.9	26.1	.1	.5	1.9	.1	1.9
40 to 59 Minutes	25.9	49.7	22.1	31.1	9.0	5.5	5.5
60 to 89 Minutes	36.7	19.2	50.3	39.4	51.8	30.0	23.1
90 Minutes and Over	4.5	.3	1.0	3.6	.4	8.7	21.2
Number of Income Earners Reporting Time Lived in Community—Total							
Less than 1 Year	22,980	4,378	3,172	4,480	5,158	3,199	2,462
1 Year but Less than 2	2,352	548	284	530	411	242	244
2 Years but Less than 5	2,046	530	276	414	483	152	181
5 Years but Less than 10	4,384	1,100	766	912	1,021	563	484
10 Years and Over	9,215	1,220	1,118	1,761	2,314	1,723	1,062
Percentage Distribution—Total							
Less than 1 Year	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Year but Less than 2	10.3	14.7	9.0	11.8	8.0	7.6	9.9
2 Years but Less than 5	9.0	12.1	4.7	9.2	9.3	5.0	7.4
5 Years but Less than 10	21.2	20.2	28.1	20.1	19.8	17.6	19.7
10 Years and Over	40.3	27.9	35.2	39.3	44.9	53.9	43.9
Number of Income Earners Reporting Type of Structure—Total							
1 Family	24,406	4,689	3,391	4,760	5,493	3,375	2,698
2 Family	7,459	208	135	2,044	1,182	1,903	1,817
3 Family	4,344	102	549	1,156	1,525	701	311
4 Family	1,040	116	152	152	438	113	69
5 Families or More	10,970	563	119	63	73	70	41
Percentage Distribution—Total							
1 Family	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2 Family	30.7	4.8	9.9	43.0	21.5	56.4	67.4
3 Family	17.5	2.2	16.2	24.3	27.8	20.8	11.5
4 Family	4.3	2.5	4.5	3.2	8.0	3.3	2.6
5 Families or More	44.9	88.4	67.6	28.0	39.2	17.4	17.0
Number of Income Earners Reporting Age of Income Earner—Total							
Less than 15 Years	28,425	4,761	3,383	4,758	5,494	3,382	2,647
15 Years to 24 Years	395	96	115	85	74	5	16
25 to 39 Years	5,578	1,161	789	1,036	1,415	707	469
40 to 59 Years	12,372	2,332	1,737	2,461	2,866	1,692	1,264
60 Years and Over	5,557	1,054	694	1,065	1,027	891	826
Percentage Distribution—Total							
Less than 15 Years	100.0	100.0	100.0	100.0	100.0	100.0	100.0
15 Years to 24 Years	1.6	2.0	3.4	1.8	1.3	.2	.6
25 to 39 Years	22.8	24.4	23.3	21.8	25.8	20.9	17.7
40 to 59 Years	50.7	49.0	51.4	52.1	52.2	50.0	47.5
60 Years and Over	22.8	22.1	20.5	22.4	18.7	26.4	31.2

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in
the Lower East Side of Manhattan.

Federal Housing Administration
Division of Economics and Statistics

APPENDIX I

TABLE 18

Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, and Living in the New York-Northern New Jersey Metropolitan Area
By Area of Residence, by Transportation Time, Time Lived in Community,
Type of Structure, and Age of Income Earner

	Total No. of Income Earners	Number of Income Earners by Area of Residence					
		Manhattan	Bronx	Queens	Brooklyn	New Jersey	Suburban New York
Number of Income Earners Reporting Transportation Time—Total							
Less than 20 Minutes	100.0	19.6	13.8	19.4	22.4	13.8	11.0
20 to 39 Minutes	100.0	86.9	86.9	1.2	1.7	7.2	3.6
40 to 59 Minutes	100.0	37.7	11.8	16.5	26.9	4.8	2.3
60 to 89 Minutes	100.0	10.3	16.9	20.8	31.8	11.2	6.9
90 Minutes and Over	100.0	3.3	13.5	24.6	12.3	26.6	19.7
Number of Income Earners Reporting Time Lived in Community—Total							
Less than 1 Year	100.0	19.1	13.9	19.6	22.6	14.0	10.8
1 Year but Less than 2	100.0	27.3	12.0	22.5	17.5	10.3	10.4
2 Years but Less than 5	100.0	25.9	13.5	20.2	23.6	7.9	8.9
5 Years but Less than 10	100.0	22.7	15.8	15.8	21.1	11.6	10.0
10 Years and Over	100.0	20.2	16.6	19.7	21.2	11.6	10.7
Number of Income Earners Reporting Type of Structure—Total							
1 Family	100.0	19.2	13.9	19.5	22.5	13.8	11.1
2 Family	100.0	2.7	4.5	27.3	15.8	25.4	24.3
3 Family	100.0	2.4	12.6	26.6	35.1	16.1	7.2
4 Family	100.0	11.2	14.6	14.6	42.1	10.9	6.6
5 Families and Over	100.0	21.1	11.2	13.0	35.0	12.8	7.3
Number of Income Earners Reporting Age of Income Earner—Total							
Less than 15 Years	100.0	19.5	13.9	19.5	22.5	13.8	10.8
15 Years to 24 Years	100.0	24.3	29.1	21.8	15.7	2.0	4.1
25 to 39 Years	100.0	20.8	14.1	18.6	25.4	12.7	8.4
40 to 59 Years	100.0	18.2	14.0	20.1	23.2	13.7	10.2
60 Years and Over	100.0	19.0	12.4	19.2	18.5	16.0	14.9

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan.

Federal Housing Administration
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TABLE 19

Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan and Living in the New York-Northern New Jersey Metropolitan Area
By Income Status, and Principal Income Earner, by Marital Status, by Sex,
by Section of Employment, by Area of Residence.

	Total No. of Income Earners	Not Principal Income Earner TOTAL	Number of Income Earners by Income Status					
			Principal Income Earner by Marital Status		Principal Income Earner by Sex		Single by Sex	
			Male	Female	Male	Female	Male	Female
Sample of Income Earners Working in Manhattan Above or Below 14th Street								
New York-Northern New Jersey-Total	25,260	10,018	15,242	2,229	2,508	9,538	967	
Manhattan	4,957	2,022	2,935	625	744	1,293	273	
Bronx	3,483	1,452	2,031	259	334	1,310	128	
Queens	4,888	1,953	2,935	344	337	2,076	176	
Brooklyn	5,656	2,419	3,237	555	657	1,811	214	
New Jersey	3,474	1,261	2,213	258	267	1,594	94	
Suburban New York	2,802	911	1,891	188	169	1,452	82	
Percentage Distribution								
New York-Northern New Jersey-Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Manhattan	19.6	20.2	19.3	26.2	29.7	13.5	26.1	
Bronx	13.8	14.5	13.3	11.6	13.3	13.7	13.2	
Queens	19.4	19.5	19.3	15.5	13.4	21.8	15.2	
Brooklyn	22.4	24.1	21.2	24.9	26.2	19.3	22.1	
New Jersey	13.7	12.6	14.5	11.6	10.7	16.7	9.7	
Suburban New York	11.1	9.1	12.4	8.4	6.7	15.2	8.5	
Sample of Income Earners Working in Manhattan Below 14th Street								
New York-Northern New Jersey-Total	14,598	3,845	10,753	1,525	1,302	7,540	386	
Manhattan	2,143	179	1,664	360	291	915	97	
Bronx	1,924	460	1,444	186	144	1,080	34	
Queens	3,016	630	2,186	238	190	1,680	78	
Brooklyn	3,235	872	2,363	412	376	1,473	102	
New Jersey	2,510	767	1,743	195	196	1,300	52	
Suburban New York	1,770	417	1,353	134	105	1,091	23	
Percentage Distribution								
New York-Northern New Jersey-Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Manhattan	14.6	12.5	15.5	23.6	22.4	12.2	25.1	
Bronx	13.2	12.5	13.4	12.2	11.1	14.3	8.8	
Queens	20.7	21.6	20.3	15.6	14.6	22.3	20.2	
Brooklyn	22.2	22.7	22.0	27.0	26.6	19.5	26.4	
New Jersey	17.2	19.9	16.2	12.8	15.0	17.2	13.5	
Suburban New York	12.1	10.8	12.6	8.8	8.1	14.5	6.0	
Sample of Income Earners Working in Manhattan Above 14th Street								
New York-Northern New Jersey-Total	10,662	6,173	4,489	704	1,206	1,998	581	
Manhattan	2,814	1,543	1,271	265	453	377	176	
Bronx	1,559	972	587	73	190	230	94	
Queens	1,872	1,123	749	106	147	398	98	
Brooklyn	2,421	1,547	874	113	281	338	112	
New Jersey	964	494	470	63	71	294	42	
Suburban New York	1,032	494	538	94	64	361	59	
Percentage Distribution								
New York-Northern New Jersey-Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Manhattan	26.4	25.0	26.3	37.6	37.6	18.9	30.3	
Bronx	14.6	15.7	13.1	10.4	15.7	11.5	16.2	
Queens	17.6	18.2	16.7	15.1	12.2	19.9	16.9	
Brooklyn	22.7	25.1	19.4	20.3	23.3	16.9	19.3	
New Jersey	9.6	8.0	10.5	8.9	5.9	14.7	7.2	
Suburban New York	9.7	8.0	12.0	7.7	5.3	15.1	10.1	

Source: Questionnaire Sample, November 1938
Analysis of Demand for Apartments in
the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 20

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan and Living in the New York-Northern New Jersey Metropolitan Area, Renting Multi-Family Units, Paying \$50.00 and Over for Rent Plus Transportation and Having 4 Persons or Less in the Family Group

By Income Status, and Principal Income Earner, by Marital Status, by Sex,
by Section of Employment, by Area of Residence

	Total No. of Income Earners	Not Principal Income Earner TOTAL	Number of Income Earners by Income Status					
			Principal Income Earner by Marital Status		Principal Income Earner by Sex		Single by Sex	
			Male	Female	Male	Female	Male	Female
Sample of Income Earners Working in Manhattan Above or Below 14th Street								
New York-Northern New Jersey-Total	3,898	1,604	2,294	300	398	1,453	147	
Manhattan	1,375	580	795	140	201	394	60	
Bronx	559	254	329	52	210	13		
Queens	604	237	367	34	35	270	26	
Brooklyn	694	306	386	51	42	246	24	
New Jersey	376	138	238	23	27	176	12	
Suburban New York	290	89	201	20	34	157	10	
Percentage Distribution								
New York-Northern New Jersey-Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Manhattan	35.3	36.2	34.6	46.7	51.0	27.1	40.8	
Bronx	14.4	15.8	13.3	10.7	12.7	14.5	8.8	
Queens	15.5	14.8	16.0	11.3	8.9	18.6	19.1	
Brooklyn	17.8	19.1	16.9	17.0	17.0	16.4	16.3	
New Jersey	9.6	8.6	10.4	7.7	6.9	12.1	8.2	
Suburban New York	7.4	5.5	8.8	6.6	3.5	10.8	6.8	
Sample of Income Earners Working in Manhattan Below 14th Street								
New York-Northern New Jersey-Total	2,045	544	1,501	192	206	1,057	46	
Manhattan	603	156	447	77	91	260	19	
Bronx	381	88	233	25	28	176	4	
Queens	327	91	236	23	21	186	6	
Brooklyn	397	109	268	41	42	195	10	
New Jersey	244	69	175	15	18	137	5	
Suburban New York	153	31	122	11	6	103	2	
Percentage Distribution								
New York-Northern New Jersey-Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Manhattan	29.5	26.7	28.6	40.1	44.2	24.6	41.3	
Bronx	15.7	16.2	15.5	13.0	13.6	16.7	8.7	
Queens	16.0	16.7	15.7	12.0	10.2	17.6	15.0	
Brooklyn	19.4	20.0	19.2	21.4	20.4	18.4	21.7	
New Jersey	11.9	12.7	11.7	7.8	8.7	13.0	10.9	
Suburban New York	7.5	5.7	8.1	5.7	2.9	9.7	4.4	
Sample of Income Earners Working in Manhattan Above 14th Street								
New York-Northern New Jersey-Total	1,653	1,060	793	108	158	396	101	
Manhattan	772	424	348	63	110	134	41	
Bronx	238	166	72	7	22	34	9	
Queens	277	186	131	11	14	84	22	
Brooklyn	297	197	100	10	25	51	14	
New Jersey	132	69	63	8	9	39	7	
Suburban New York	137	58	79	9	8	54	6	
Percentage Distribution								
New York-Northern New Jersey-Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Manhattan	41.7	40.0	43.9	58.3	58.5	33.8	40.6	
Bronx	12.8	15.6	9.1	6.5	11.7	8.6	8.9	
Queens	15.0	13.8	16.5	10.2	7.4	21.2	21.8	
Brooklyn	16.0	18.6	12.6	9.3	13.3	12.9	13.9	
New Jersey	7.1	6.5	7.9	7.4	4.8	9.9	6.9	
Suburban New York	7.4	5.5	10.0	8.3	4.3	13.6	7.9	

Source: Questionnaire Sample, November 1938
Analysis of Demand for Apartments in
the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 21
Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan,
Above or Below 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status					
		Not Principal Income Earner	Principal Income Earner by Marital Status				Principal Income Earner TOTAL
			Single by Sex	Married by Sex	Male	Female	
Total Number of Income Earners	25,260	10,016	15,242	2,229	2,508	9,538	967
No Report on Tenure	620	300	320	90	84	117	29
Owned	6,937	2,917	4,020	534	563	2,810	113
Rented	17,703	6,801	10,902	1,605	1,861	6,611	825
Single Family-Total	2,156	776	1,380	189	110	1,015	66
No Report on Rent*	157	94	63	23	4	30	6
Less than \$50.00	897	269	628	104	68	420	36
\$50.00 and over	1,102	413	689	62	38	565	24
Other Than Single Family-Total	15,547	6,026	9,522	1,416	1,751	5,596	759
No Report on Rent	714	383	331	77	102	131	21
Total Reports on Rent*	14,833	5,642	9,191	1,339	1,649	5,465	738
Less than \$20.00	219	72	147	39	39	30	39
\$20.00 to 29.99	1,248	382	866	200	181	386	99
30.00 to 39.99	3,462	1,038	2,424	344	445	1,430	205
40.00 to 49.99	4,899	1,789	3,110	392	498	1,992	228
50.00 to 59.99	2,533	1,118	1,415	184	292	847	92
60.00 to 74.99	1,520	747	773	107	151	463	92
75.00 to 99.99	675	354	381	50	36	220	15
100.00 and over	277	142	135	23	7	97	6
Total \$50 and over	5,005	2,361	2,644	364	486	1,587	167
Report on Persons	41	32	9	6	1	2	—
Total Reports on Persons	4,964	2,329	2,635	358	485	1,582	167
1 Person	212	18	194	86	97	4	7
2 Persons	1,579	588	991	84	125	709	73
3 Persons	1,155	474	681	72	109	458	42
4 Persons	952	524	428	58	63	282	25
5 Persons	594	396	198	29	47	109	13
6 Persons and over	472	329	143	29	44	63	7
PERCENT							
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No Report on Tenure	2.4	3.0	2.1	4.0	3.3	1.2	3.0
Owned	27.5	29.1	26.4	24.0	22.5	29.5	11.7
Rented	70.1	67.9	71.5	72.0	74.2	69.3	85.3
Single Family-Total	8.5	7.7	9.0	8.5	4.4	10.6	6.8
No Report on Rent*	.6	.9	.4	1.0	.2	.3	.6
Less than \$50.00	3.5	2.7	4.1	4.7	2.7	4.8	3.7
\$50.00 and Over	4.4	4.1	4.5	2.8	1.5	5.9	2.5
Other Than Single Family-Total	61.6	60.2	62.5	63.5	69.8	58.7	78.5
No Report on Rent	2.8	3.6	2.2	3.4	4.1	1.8	2.2
Total Reports on Rent*	58.8	56.4	60.3	60.1	65.7	57.3	76.3
Less than \$20.00	.9	.7	1.0	1.7	1.6	.3	4.0
\$20.00 to 29.99	5.0	3.8	5.7	9.0	7.2	4.0	10.2
30.00 to 39.99	13.7	10.4	15.9	15.4	17.7	15.0	21.2
40.00 to 49.99	19.4	17.9	20.4	17.6	19.9	20.9	23.6
50.00 to 59.99	10.0	11.2	9.3	8.3	11.6	8.9	9.5
60.00 to 74.99	6.0	7.5	5.1	4.8	6.0	4.9	5.4
75.00 to 99.99	2.7	3.5	2.1	2.3	1.4	2.3	1.6
100.00 and over	1.1	1.4	.6	1.0	.3	1.0	.6
Total \$50 and over	19.8	23.6	17.3	16.4	19.3	17.1	17.3
No Report on Persons	.1	.3	.1	.3	—	—	—
Total Reports on Persons	19.7	23.3	17.2	16.1	19.3	17.1	17.3
1 Person	.8	.2	1.2	3.9	3.9	—	.7
2 Persons	6.3	5.9	6.5	3.8	5.0	7.4	7.6
3 Persons	4.6	4.7	4.5	3.2	4.3	4.8	4.3
4 Persons	3.8	5.2	2.8	2.6	2.5	3.0	2.6
5 Persons	2.4	4.0	1.3	1.3	1.9	1.2	1.4
6 Persons and over	1.8	3.3	.9	1.3	1.7	.7	.7

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 21a

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan,
Above or Below 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status					
		Not Principal Income Earner	Principal Income Earner by Marital Status				Principal Income Earner TOTAL
			Single by Sex	Married by Sex	Male	Female	
Total Number of Income Earners	4,957	2,022	2,935	625	744	1,293	273
No Report on Tenure	169	71	96	42	26	24	6
Owned	170	68	102	17	27	54	4
Rented	4,618	1,883	2,735	566	691	1,215	263
Single Family-Total	116	41	75	27	9	32	7
No Report on Rent*	14	5	9	2	—	6	1
Less than \$50.00	55	15	40	19	6	11	4
\$50.00 and over	47	21	26	6	3	15	2
Other Than Single Family-Total	4,502	1,842	2,650	539	682	1,183	256
No Report on Rent	253	135	118	46	38	6	6
Total Reports on Rent*	4,249	1,707	2,542	511	636	1,145	250
Less than \$20.00	125	41	84	23	22	15	26
\$20.00 to 29.99	518	179	369	91	92	138	48
30.00 to 39.99	883	302	581	125	141	256	59
40.00 to 49.99	1,018	387	631	114	160	305	52
50.00 to 59.99	646	274	372	58	122	161	31
60.00 to 74.99	488	234	254	48	68	116	22
75.00 to 99.99	338	184	154	36	25	85	6
100.00 and over	203	106	97	16	6	69	6
Total \$50 and over	1,675	798	877	158	221	431	67
No Report on Persons	26	21	5	4	1	—	—
Total Reports on Persons	1,649	777	872	154	220	431	67
1 Person	164	15	149	55	77	2	5
2 Persons	647	204	383	37	63	251	32
3 Persons	312	158	222	42	79	11	11
4 Persons	222	143	109	16	19	62	12
5 Persons	144	104	40	8	9	19	4
6 Persons and over	130	93	37	6	10	15	3
PERCENT							
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No Report on Tenure	3.4	3.5	3.3	6.7	3.6	2.2	2.2
Owned	3.4	3.4	3.5	2.7	3.6	4.2	1.5
Rented	93.2	93.1	90.6	92.9	94.0	96.1	2.5
Single Family-Total	2.4	2.0	2.6	4.3	1.2	2.5	2.5
No Report on Rent*	.3	.2	.3	.3	—	.4	.3
Less than \$50.00	1.1	.8	1.4	3.0	.5	.9	1.5
\$50.00 and over	1.0	1.0	.9	1.0	.4	1.2	.7
Other Than Single Family-Total	90.6	91.1	90.6	85.3	91.7	91.5	91.8
No Report on Rent	5.1	6.7	4.0	4.5	6.2	2.9	2.2
Total Reports on Rent*	85.7	84.4	86.6	81.8	85.5	86.6	91.6
Less than \$20.00	2.5	2.0	2.8	3.7	2.9	1.2	8.8
\$20.00 to 29.99	11.1	8.9	12.6	14.6	12.4	10.7	17.6
30.00 to 39.99	17.8	14.9	19.8	20.0	19.0	19.8	21.6
40.00 to 49.99	20.5	19.1	21.5	18.2	21.5	23.6	19.0
50.00 to 59.99	13.1	13.6	12.7	9.3	16.4	12.5	11.4
60.00 to 74.99	9.8	11.6	8.7	7.7	9.1	9.0	5.1
75.00 to 99.99	6.8	9.1	5.2	5.8	3.4	6.5	2.9
100.00 and over	4.1	5.2	3.3	2.5	.5	5.3	2.2
Total \$50 and over	33.8	39.5	29.9	25.3	29.7	33.3	24.6
No Report on Persons	.5	1.0	.2	.6	.1	—	—
Total Reports on Persons	33.3	36.5	29.7	24.7	29.6	33.3	24.6
1 Person	.3	.7	5.1	10.4	10.4	.1	1.6
2 Persons	1.1	13.1	13.0	5.9	8.5	19.4	11.6
3 Persons	6.3	7.8	5.2	3.5	5.6	6.1	4.0
4 Persons	5.1	7.1	3.7	2.6	4.8	4.4	4.4
5 Persons	2.9	5.2	1.4	1.3	1.2	1.5	1.5
6 Persons and over	2.6	4.6	1.3	1.0	1.3	1.4	1.1

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 21b
Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Above or Below 14th Street, and Living in Bronx

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area	Principal Income Earner by Marital Status					
			Single by Sex		Married by Sex		Principal Income Earner by Marital Status	
			Male	Female	Male	Female	Male	Female
Total Number of Income Earners								
No Report on Tenure	3,463	1,452	2,031	259	334	1,310	126	
Owned	65	38	27	6	7	11	3	
Rented	391	203	188	34	40	110	4	
Single Family-Total	3,027	1,211	1,816	219	287	1,189	121	
No Report on Rent*	107	56	51	6	7	35	1	
Less than \$50.00	7	5	2	1	—	—	1	
\$50.00 and over	48	23	25	2	4	19	—	
Other Than Single Family-Total	2,920	1,155	1,765	211	280	1,154	120	
No Report on Rent*	110	57	53	11	14	25	3	
Total Reports on Rent*	2,810	1,098	1,712	200	266	1,129	117	
Less than \$20.00	14	5	9	3	1	3	2	
\$20.00 to 29.99	93	16	77	11	14	45	7	
30.00 to 39.99	726	196	530	55	79	346	50	
40.00 to 49.99	1,128	421	707	68	99	484	40	
50.00 to 59.99	496	253	243	30	47	155	11	
60.00 to 74.99	267	155	112	13	22	71	6	
75.00 to 99.99	74	44	30	4	3	22	1	
100.00 and over	12	8	4	—	1	3	—	
Total \$50 and over	849	460	389	47	73	251	18	
No Report on Persons	2	2	—	—	—	—	—	
Total Reports on Persons	847	458	389	47	73	251	18	
1 Person	3	—	3	1	1	1	—	
2 Persons	121	36	85	6	17	57	5	
3 Persons	201	80	121	11	20	84	6	
4 Persons	234	138	96	14	12	68	2	
5 Persons	169	115	54	8	14	28	4	
6 Persons and over	119	89	30	7	9	13	1	
PERCENT								
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
No Report on Tenure	1.9	2.6	1.3	2.3	2.1	.8	2.3	
Owned	11.2	14.0	9.3	13.1	12.0	5.4	3.1	
Rented	86.9	83.4	89.8	84.6	85.9	90.8	94.6	
Single Family-Total	3.1	3.8	2.5	3.1	2.1	.7	.8	
No Report on Rent*	.2	.3	.1	.4	—	—	.5	
Less than \$50.00	1.4	1.6	1.2	.8	1.2	1.5	—	
\$50.00 and over	1.5	1.9	1.2	1.9	.9	1.2	—	
Other Than Single Family-Total	83.8	79.6	86.9	81.5	83.8	88.1	91.8	
No Report on Rents*	3.1	3.9	2.6	4.2	4.2	1.9	2.4	
Total Reports on Rent*	80.7	75.7	84.3	77.3	79.6	86.2	91.8	
Less than \$20.00	.4	.3	.4	1.2	.3	.2	1.5	
\$20.00 to 29.99	2.7	1.2	3.8	4.3	4.2	3.4	5.8	
30.00 to 39.99	20.8	13.5	26.1	21.3	23.6	26.4	39.1	
40.00 to 49.99	32.4	29.0	34.8	32.4	29.6	37.0	31.3	
50.00 to 59.99	14.3	17.4	12.0	11.6	14.1	11.9	8.6	
60.00 to 74.99	7.7	10.7	5.5	5.0	6.6	5.4	4.7	
75.00 to 99.99	2.1	3.0	1.5	1.5	.9	1.7	.8	
100.00 and over	.3	.6	.2	—	.3	.2	—	
Total \$50 and over	24.8	31.7	19.2	18.1	21.9	19.2	18.1	
No Report on Persons	.1	.1	—	—	—	—	—	
Total Reports on Persons	24.3	31.6	19.2	18.1	21.9	19.2	18.1	
1 Person	.1	—	.1	.4	.3	.1	—	
2 Persons	.4	2.5	4.2	2.3	5.1	4.4	3.9	
3 Persons	2.6	5.5	6.0	4.3	6.0	6.4	4.7	
4 Persons	6.7	9.5	4.7	5.3	3.6	5.2	1.6	
5 Persons	4.9	7.9	2.7	3.1	4.2	2.1	3.1	
6 Persons and over	3.4	6.2	1.5	2.7	2.7	1.0	.8	

*Bent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 21c

Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Above or Below 14th Street, and Living in Bronx

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area	Principal Income Earner by Marital Status					
			Single by Sex		Married by Sex		Principal Income Earner by Marital Status	
			Male	Female	Male	Female	Male	Female
Total Number of Income Earners								
No Report on Tenure	4,888	1,953	2,935	348	337	2,078	176	
Owned	86	55	31	3	18	3		
Rented	1,926	1,086	1,34	140	774	38		
Single Family-Total	2,876	1,058	1,818	207	190	1,286	135	
No Report on Rent*	521	208	313	43	19	236	15	
Less than \$50.00	28	16	12	8	—	4	—	
\$50.00 and over	254	85	169	28	14	124	7	
Other Than Single Family-Total	2,355	850	1,505	164	171	1,050	120	
No Report on Rent*	84	50	34	5	21	1		
Total Reports on Rent*	2,271	800	1,471	159	164	1,029	119	
Less than \$20.00	5	2	3	1	1	—	1	
\$20.00 to 29.99	93	21	72	15	15	34	8	
30.00 to 39.99	520	150	370	44	41	252	33	
40.00 to 49.99	923	306	617	62	64	444	47	
50.00 to 59.99	418	174	244	24	29	176	15	
60.00 to 74.99	224	108	116	11	12	82	11	
75.00 to 99.99	80	35	45	1	2	39	3	
100.00 and over	8	4	1	—	2	2	1	
Total \$50 and over	731	321	408	37	43	299	30	
No Report on Persons	10	6	2	—	—	2	—	
Total Reports on Persons	720	313	407	37	43	297	30	
1 Person	11	1	10	5	3	—	1	
2 Persons	264	99	165	10	8	133	14	
3 Persons	188	65	122	11	18	87	6	
4 Persons	141	71	70	7	6	50	7	
5 Persons	67	40	27	1	5	20	1	
6 Persons and over	49	36	13	2	3	7	1	
PERCENT								
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
No Report on Tenure	1.8	2.6	1.0	.8	2.1	.9	1.7	
Owned	39.4	43.0	37.0	39.0	41.5	37.2	21.6	
Rented	58.5	54.2	62.0	56.4	51.9	76.7		
Single Family-Total	10.6	10.7	10.7	12.5	5.6	11.4	8.5	
No Report on Rent*	.5	.4	.4	.2	—	.2	—	
Less than \$50.00	5.2	4.4	5.8	7.0	4.2	6.0	4.0	
\$50.00 and over	4.9	5.5	4.5	3.2	1.4	5.2	4.5	
Other Than Single Family-Total	48.2	43.5	51.3	47.7	50.8	50.5	68.2	
No Report on Rent*	1.7	2.6	1.2	1.5	2.1	1.0	.6	
Total Reports on Rent*	46.5	40.9	50.1	46.2	48.7	49.5	67.5	
Less than \$20.00	.1	.1	.1	.3	.2	.2	.6	
\$20.00 to 29.99	1.9	1.0	2.5	4.3	4.5	1.6	4.5	
30.00 to 39.99	10.6	7.7	12.6	12.8	12.2	12.1	18.3	
40.00 to 49.99	16.9	15.7	21.0	18.0	19.0	21.4	26.7	
50.00 to 59.99	5.6	8.9	5.3	7.0	8.6	8.5	8.5	
60.00 to 74.99	4.6	5.5	4.0	3.2	3.6	3.9	6.2	
75.00 to 99.99	1.6	1.8	1.5	.3	.6	1.9	1.7	
100.00 and over	.2	.2	.1	.1	.1	—	.6	
Total \$50 and over	15.0	16.4	13.9	10.8	12.8	14.4	17.0	
No Report on Persons	.2	.4	.1	—	—	.1	—	
Total Reports on Persons	14.6	16.0	13.6	10.8	12.8	14.3	17.0	
1 Person	.2	.1	.3	1.6	.9	—	.6	
2 Persons	5.4	5.1	5.6	2.9	2.4	6.4	7.9	
3 Persons	3.9	3.4	4.2	3.2	5.3	4.2	3.3	
4 Persons	2.9	3.6	2.4	2.0	1.8	2.4	4.0	
5 Persons	1.4	2.0	.9	.2	1.5	1.0	.6	
6 Persons and over	1.0							

APPENDIX I

TABLE 21d

Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Above or Below 14th Street, and Living in Brooklyn

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status							
		Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status					
				Single by Sex		Married by Sex		Male	
		Total		Male	Female	Male	Female	Male	Female
Total Number of Income Earners	5,656	2,419	3,237	555	667	1,611	214		
No Report on Tenure	138	59	79	23	30	16	6		
Owned	1,436	736	702	141	156	382	23		
Rented	4,080	1,624	2,456	391	471	1,411	163		
Single Family-Total	371	152	219	46	40	113	18		
No Report on Rent*	21	10	11	5	1	4	1		
Less than \$50.00	185	56	129	26	25	64	14		
\$50.00 and over	165	66	79	17	14	45	3		
Other Than Single Family-Total	3,709	1,472	2,237	343	431	1,296	165		
No Report on Rent*	130	71	59	16	19	16	6		
Total Reports on Rent*	3,579	1,401	2,178	327	412	1,282	157		
Less than \$20.00	41	13	26	9	12	5	2		
\$20.00 to 29.99	376	124	252	61	47	122	22		
30.00 to 39.99	941	294	647	96	124	383	44		
40.00 to 49.99	1,234	470	764	91	130	462	61		
50.00 to 59.99	578	262	316	49	65	183	19		
60.00 to 74.99	303	166	137	14	32	54	7		
75.00 to 99.99	94	65	29	3	2	22	2		
100.00 and over	12	7	5	4	--	1	--		
Total \$50 and over	987	500	467	70	99	290	28		
No Report on Persons	1	1	--	--	--	--	--		
Total Reports on Persons	986	499	467	70	99	290	28		
1 Person	18	--	18	7	11	--	--		
2 Persons	244	98	146	15	18	101	12		
3 Persons	235	95	140	16	19	97	8		
4 Persons	197	113	84	13	19	46	4		
5 Persons	157	106	51	9	13	27	2		
6 Persons and over	135	87	48	10	19	17	2		
PERCENT									
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0		
No Report on Tenure	2.4	2.4	4.1	4.6	1.0	3.7			
Owned	25.4	30.4	21.7	25.4	23.7	21.1	10.6		
Rented	72.2	67.2	75.9	70.5	71.1	77.9	87.5		
Single Family-Total	6.6	6.5	6.5	8.7	6.1	6.2	6.4		
No Report on Rent*	.4	1	3	.9	1	2	5		
Less than \$50.00	3.3	2.3	4.0	4.7	3.6	3.5	6.5		
\$50.00 and over	2.0	3.6	2.5	3.1	2.2	2.5	1.4		
Other Than Single Family-Total	65.6	60.9	69.1	61.6	65.6	71.7	77.1		
No Report on Rent*	2.3	2.9	1.8	2.9	2.9	.9	3.7		
Total Reports on Rent*	61.3	58.0	67.3	58.9	62.7	70.8	73.4		
Less than \$20.00	.7	.5	.9	1.6	1.8	.3	.9		
\$20.00 to 29.99	6.7	5.2	7.8	11.0	7.1	6.7	10.3		
30.00 to 39.99	16.7	12.2	20.0	17.3	16.9	21.2	20.6		
40.00 to 49.99	21.8	19.4	23.6	16.4	19.6	26.6	26.5		
50.00 to 59.99	10.2	10.8	9.8	8.9	9.9	10.1	5.9		
60.00 to 74.99	5.3	6.9	4.2	2.5	4.9	4.6	3.3		
75.00 to 99.99	1.7	2.7	.9	.5	.3	1.2	.9		
100.00 and over	.2	.3	.1	.7	--	.1	--		
Total \$50 and over	17.4	20.7	15.0	12.6	15.1	16.0	13.1		
No Report on Persons	--	--	--	--	--	--	--		
Total Reports on Persons	17.4	20.7	15.0	12.6	15.1	16.0	13.1		
1 Person	.3	--	.5	1.3	1.7	--	--		
2 Persons	4.3	4.1	4.5	2.7	2.7	5.6	5.6		
3 Persons	4.2	3.9	4.3	2.9	2.9	5.4	3.8		
4 Persons	3.5	4.7	2.6	2.3	2.9	2.7	1.9		
5 Persons	2.8	4.4	1.6	1.6	2.0	1.4	.9		
6 Persons and over	2.3	3.6	1.5	1.8	2.9	.9	.9		

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan

APPENDIX I

TABLE 21e

Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Above or Below 14th Street, and Living in New Jersey

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status							
		Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status					
				Single by Sex		Married by Sex		Male	
		Total		Male	Female	Male	Female	Male	Female
Total Number of Income Earners	3,474	1,261	2,213	256	267	1,594	94		
No Report on Tenure	81	30	51	11	6	25	7		
Owned	1,505	605	980	118	126	716	20		
Rented	1,898	626	1,162	129	133	653	67		
Single Family-Total	533	165	368	35	16	311	6		
No Report on Rent*	11	30	11	3	1	5	2		
Less than \$50.00	210	56	154	22	11	119	2		
\$50.00 and over	282	79	203	10	4	187	2		
Other Than Single Family-Total	1,275	461	814	94	117	542	61		
No Report on Rent*	63	39	24	8	5	11	--		
Total Reports on Rent*	1,212	422	790	86	112	531	61		
Less than \$20.00	26	8	18	2	3	3	10		
\$20.00 to 29.99	103	33	70	13	12	33	12		
30.00 to 39.99	258	65	193	16	40	125	12		
40.00 to 49.99	392	142	250	27	22	186	15		
50.00 to 59.99	260	102	158	15	21	112	10		
60.00 to 74.99	134	55	79	11	12	64	2		
75.00 to 99.99	32	13	19	2	2	15	--		
100.00 and over	7	4	3	--	--	3	--		
Total \$50 and over	433	174	259	28	35	184	12		
No Report on Persons	--	--	--	--	--	--	--		
Total Reports on Persons	433	174	259	28	35	184	12		
1 Person	8	2	6	1	2	5	6		
2 Persons	175	55	120	1	14	33	6		
3 Persons	129	50	79	7	6	60	6		
4 Persons	64	31	33	5	2	23	--		
5 Persons	33	19	14	2	6	6	2		
6 Persons and over	24	17	7	3	2	2	2		
PERCENT									
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No Report on Tenure	2.3	2.4	2.3	3.0	3.0	1.6	7.8		
Owned	45.6	48.0	44.3	45.7	47.2	44.9	21.3		
Rented	52.1	49.6	53.4	50.0	49.8	53.5	71.3		
Single Family-Total	15.4	13.0	16.6	13.6	6.0	19.5	6.3		
No Report on Rent*	1.2	2.3	.4	1.2	.4	3	2.1		
Less than \$50.00	6.1	4.4	7.0	8.5	4.1	7.5	2.1		
\$50.00 and over	6.1	6.3	9.2	5.9	1.5	11.7	2.1		
Other Than Single Family-Total	36.7	36.6	36.6	36.8	43.8	36.0	65.0		
No Report on Rent*	1.8	3.1	1.1	1.9	.7	1.7	--		
Total Reports on Rent*	34.9	33.5	35.7	33.3	41.9	33.3	65.0		
Less than \$20.00	.7	.6	.8	1.1	.2	10.6			
\$20.00 to 29.99	3.0	2.6	3.2	5.0	4.5	2.1	12.8		
30.00 to 39.99	7.4	5.2	8.7	6.2	15.0	7.8	12.8		
40.00 to 49.99	11.3	11.3	10.4	8.2	11.7	16.0			
50.00 to 59.99	7.5	6.1	7.1	5.8	7.9	7.0	10.7		
60.00 to 74.99	3.9	4.4	3.6	4.3	4.5	3.4	2.1		
75.00 to 99.99	.9	1.0	.9	.8	.7	.9	--		
100.00 and over	.2	.3	.1	--	--	.2	--		
Total \$50 and over	12.5	13.8	11.7	10.9	13.1	11.5	12.8		
No Report on Persons	--	--	--	--	--	--	--		
Total Reports on Persons	12.5	13.8	11.7	10.9	13.1	11.5	12.8		
1 Person	.2	.1	.3	1.6	.7	--	--	</	

TABLE 21f

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Above or Below 14th Street, and Living in Suburban New York

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Not Principal Income Earner	Number of Income Earners Living in Area by Income Status					
			Principal Income Earner by Marital Status			Principal Income Earner by Sex		
			Single by Sex	Married by Sex	Male	Female	Male	Female
Total Number of Income Earners	2,802	911	1,891	185	169	1,452	82	
No Report on Tenure	61	47	34	5	6	21	2	
Owned	1,427	465	962	90	74	774	24	
Rented	1,234	399	895	93	89	657	56	
Single Family-Total	508	154	358	28	19	286	19	
No Report on Rent*	46	28	18	4	2	11	1	
Less than \$50.00	145	34	111	11	8	63	9	
\$50.00 and over	317	98	225	13	9	134	9	
Other Than Single Family-Total	786	245	541	65	70	369	37	
No Report on Rent*	74	31	43	9	11	20	3	
Total Reports on Rent*	712	214	466	56	59	349	34	
Less than \$20.00	8	3	5	1	—	4	—	
\$20.00 to 29.99	35	9	26	9	1	14	2	
30.00 to 39.99	134	31	103	8	20	66	7	
40.00 to 49.99	204	63	141	14	21	91	13	
50.00 to 59.99	135	55	82	8	6	60	6	
60.00 to 74.99	104	29	75	10	5	56	4	
75.00 to 99.99	58	17	45	5	2	37	1	
100.00 and over	34	13	21	1	—	19	1	
Total \$50 and over	331	106	223	24	15	172	12	
No Report on Persons	2	—	2	2	—	—	—	
Total Reports on Persons	329	106	221	22	15	172	12	
1 Person	8	—	8	3	3	1	1	
2 Persons	128	36	92	9	5	74	4	
3 Persons	90	25	65	5	5	51	5	
4 Persons	64	28	36	3	2	31	—	
5 Persons	24	12	12	1	—	9	2	
6 Persons and over	15	7	8	1	1	6	—	
PERCENT								
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No Report on Tenure	2.9	5.2	1.8	2.6	3.5	1.4	2.4	
Owned	50.9	51.0	50.9	47.9	43.8	53.3	29.3	
Rented	46.2	43.8	47.3	49.5	52.7	45.3	56.3	
Single Family-Total	18.1	16.9	18.7	14.9	11.2	19.9	23.2	
No Report on Rent*	1.6	3.1	.9	2.1	1.2	.8	1.2	
Less than \$50.00	5.2	3.7	5.9	5.9	4.7	5.7	11.0	
\$50.00 and over	11.3	10.1	11.9	6.9	5.3	13.4	11.0	
Other Than Single Family-Total	26.1	26.9	26.5	34.5	41.5	25.4	45.1	
No Report on Rent*	2.7	3.4	2.3	4.8	6.5	1.4	3.6	
Total Reports on Rent*	25.4	25.2	26.3	29.8	35.0	24.0	41.5	
Less than \$20.00	.3	.3	.2	.5	—	.2	—	
\$20.00 to 29.99	1.2	1.0	1.4	4.8	.6	1.0	2.4	
30.00 to 39.99	4.8	3.4	5.4	4.1	11.2	4.7	8.6	
40.00 to 49.99	7.3	7.0	7.5	7.4	15.2	6.3	15.9	
50.00 to 59.99	4.8	5.6	4.3	4.3	4.7	4.1	7.3	
60.00 to 74.99	3.7	3.2	4.0	5.3	3.0	3.9	4.9	
75.00 to 99.99	2.1	1.4	2.4	2.7	1.2	2.5	1.2	
100.00 and over	1.2	1.4	1.1	.5	—	1.3	1.2	
Total \$50 and over	11.6	11.6	11.6	12.6	8.9	11.6	14.6	
No Report on Persons	.1	—	.1	1.1	—	—	—	
Total Reports on Persons	11.7	11.6	11.7	11.7	8.9	11.6	14.6	
1 Person	.3	—	.4	1.6	1.7	.1	1.2	
2 Persons	4.6	4.0	4.9	4.8	3.0	5.1	4.9	
3 Persons	3.2	2.7	3.5	2.7	2.4	3.5	6.1	
4 Persons	2.3	3.1	1.9	1.6	1.2	2.1	—	
5 Persons	.8	1.3	.6	.5	—	.6	2.4	
6 Persons and over	.5	.7	.4	.5	.6	.4	—	

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1935 Federal Housing Administration
Analysis of Demand for Apartments in Division of Economics and Statistics
the Lower East Side of Manhattan

TABLE 22

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Not Principal Income Earner	Number of Income Earners Living in Area by Income Status					
			Principal Income Earner by Marital Status			Principal Income Earner by Sex		
			Single by Sex	Married by Sex	Male	Female	Male	Female
Total Number of Income Earners	14,598	3,845	10,753	1,525	1,302	7,540	386	
No Report on Tenure	229	73	156	49	39	62	6	
Owned	4,615	1,443	3,172	407	354	2,342	69	
Rented	9,754	2,329	1,069	909	513	311		
Single Family-Total	1,367	356	1,001	121	68	25		
No Report on Rent*	91	46	45	17	4	21	3	
Less than \$50.00	624	127	497	65	44	373	15	
\$50.00 and over	642	193	459	41	20	321	7	
Other Than Single Family-Total	8,387	1,963	6,424	946	841	4,351	285	
No Report on Rent*	324	137	187	46	36	96	9	
Total Reports on Rent*	8,063	1,826	6,237	900	805	4,255	277	
Less than \$20.00	131	33	98	21	20	24	33	
\$20.00 to 29.99	666	114	552	137	65	297	53	
30.00 to 39.99	1,951	288	1,663	235	218	1,138	72	
40.00 to 49.99	2,843	629	2,214	274	263	1,610	67	
50.00 to 59.99	1,332	369	963	129	150	652	32	
60.00 to 74.99	745	257	488	64	74	335	15	
75.00 to 99.99	289	101	188	26	12	146	4	
100.00 and over	106	35	71	14	3	53	1	
Total \$50 and over	2,472	762	1,710	233	239	1,186	52	
No Report on Persons	7	1	6	2	—	4	—	
Total Reports on Persons	2,465	761	1,704	231	239	1,182	52	
1 Person	105	1	104	50	51	1	2	
2 Persons	834	191	643	54	70	497	22	
3 Persons	665	194	471	51	55	349	16	
4 Persons	439	158	281	37	30	208	6	
5 Persons	249	117	132	20	22	86	4	
6 Persons and over	173	100	73	19	11	41	2	
PERCENT								
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No Report on Tenure	1.6	1.9	1.5	3.2	3.0	.8	1.5	
Owned	31.6	37.5	29.5	26.7	27.2	31.1	17.9	
Rented	66.4	60.6	69.0	70.1	69.8	68.1	80.6	
Single Family-Total	9.4	9.5	9.3	8.1	5.2	10.4	6.5	
No Report on Rent*	1.6	1.2	1.4	1.1	.3	.3	.8	
Less than \$50.00	4.3	3.3	4.6	4.4	3.4	4.9	3.9	
\$50.00 and over	4.5	5.0	4.2	2.7	1.5	5.2	1.8	
Other Than Single Family-Total	57.4	51.1	59.1	62.0	64.6	57.7	74.1	
No Report on Rent*	2.2	3.6	1.7	5.0	2.8	1.5	2.3	
Total Reports on Rent*	55.2	47.5	58.0	52.0	61.6	56.4	71.8	
Less than \$20.00	.9	.8	.9	1.4	1.5	.3	8.5	
\$20.00 to 29.99	4.5	3.0	5.1	5.0	3.5	3.8	13.7	
30.00 to 39.99	13.4	7.5	15.5	15.4	15.1	16.1	16.7	
40.00 to 49.99	19.5	16.4	20.6	18.0	20.2	21.4	17.4	
50.00 to 59.99	9.1	9.6	9.0	8.4	11.5	8.7	8.3	
60.00 to 74.99	5.1	6.7	4.5	4.2	5.7	4.4	3.9	
75.00 to 99.99	2.0	2.6	1.7	1.7	.9	1.9	1.0	
100.00 and over	.7	.9	.7	.9	.2	.7	.3	
Total \$50 and over	16.9	19.8	15.9	15.3	18.4	15.7	13.5	
No Report on Persons	.04	.03	.1	.1	—	1	—	
Total Reports on Persons	16.9	19.8	15.8	15.2	18.4	15.6	13.5	
1 Person	.7	.03	1.0	1.5	1.4	1.5	.5	
2 Persons	5.7	5.0	6.0	3.6	5.4	6.6	5.7	
3 Persons	4.6	5.0	4.4	3.3	4.2	4.6	4.2	
4 Persons	3.0	4.1	2.6	2.4	2.3	2.8	1.6	
5 Persons	1.7	3.1	1.2	1.3	1.7	1.1	1.0	
6 Persons and over	1.2	2.6	.6	1.3	.9	.5	.5	

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1935 Federal Housing Administration
Analysis of Demand for Apartments in Division of Economics and Statistics
the Lower East Side of Manhattan

APPENDIX I

TABLE 22a

Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Below 14th Street, and Living in Manhattan

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

Total No. of Income Earners Living in Area	Not Principal Income Earner TOTAL	Number of Income Earners Living in Area by Income Status					
		Principal Income Earner by Marital Status		Principal Income Earner by Sex			
		Single by Sex	Married by Sex	Male	Female	Male	Female
Total Number of Income Earners	2,443	479	1,664	360	291	916	97
No Report on Tenure	59	15	43	21	11	11	—
Owned	95	20	75	12	12	49	2
Rented	1,943	443	1,546	327	266	856	95
Single Family-Total	—	—	39	11	4	22	2
No Report on Rent*	6	1	5	—	—	4	1
Less than \$50.00	21	1	20	9	3	7	1
\$50.00 and over	14	—	14	2	1	11	—
Other Than Single Family-Total	1,943	441	1,507	316	264	834	93
No Report on Rent*	72	28	44	10	5	26	3
Total Reports on Rent*	1,876	413	1,463	306	259	808	90
Less than \$20.00	62	15	47	9	5	11	19
\$20.00 to 29.99	236	35	201	54	17	104	26
30.00 to 39.99	395	50	345	82	59	185	19
40.00 to 49.99	488	108	380	73	78	222	7
50.00 to 59.99	278	65	213	33	56	112	12
60.00 to 74.99	205	66	139	28	28	78	5
75.00 to 99.99	133	50	83	18	10	54	1
100.00 and over	79	24	55	9	3	42	1
Total \$50 and over	695	205	490	85	97	286	19
No Report on Persons	3	1	2	1	—	1	—
Total Reports on Persons	692	204	488	87	97	285	19
1 Person	77	1	76	34	39	1	2
2 Persons	272	60	206	18	23	154	10
3 Persons	151	54	97	14	21	59	3
4 Persons	102	35	67	10	8	45	4
5 Persons	43	20	23	6	4	13	—
6 Persons and over	47	25	19	4	2	13	—
PERCENT							
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No Report on Tenure	2.6	3.3	2.6	5.8	3.8	1.2	—
Owned	4.4	4.2	4.5	3.3	4.1	5.3	2.1
Rented	92.8	92.5	92.9	90.9	92.1	93.5	97.9
Single Family-Total	1.9	.4	2.3	3.1	1.4	2.6	2.1
No Report on Rent*	.2	.2	.3	—	—	.8	.1
Less than \$50.00	1.0	.2	1.2	2.5	1.1	.8	.1
\$50.00 and over	.7	—	.8	.6	.3	1.2	—
Other Than Single Family-Total	90.9	92.1	90.6	87.6	90.7	91.1	95.8
No Report on Rent*	3.4	5.9	2.7	2.8	1.7	2.9	3.0
Total Reports on Rent*	87.5	86.2	87.9	85.0	89.0	88.2	92.8
Less than \$20.00	2.9	3.1	2.8	2.5	2.7	1.2	19.6
\$20.00 to 29.99	11.0	7.3	12.1	15.0	5.9	11.4	26.8
30.00 to 39.99	16.4	10.4	20.7	22.8	20.3	20.2	19.6
40.00 to 49.99	22.8	22.6	22.8	20.3	26.8	24.2	7.2
50.00 to 59.99	13.0	13.6	12.8	9.2	19.3	12.2	12.4
60.00 to 74.99	9.6	13.8	8.4	7.7	9.6	8.5	5.2
75.00 to 99.99	6.2	10.4	5.0	5.0	3.4	5.9	1.0
100.00 and over	3.6	5.0	3.1	2.5	1.0	4.6	1.0
Total \$50 and over	32.4	42.8	29.5	28.4	33.2	31.2	19.6
No Report on Persons	.1	.2	.1	.2	.1	.1	—
Total Reports on Persons	32.3	42.6	29.4	28.2	33.1	31.1	19.6
1 Person	3.6	2.2	4.6	9.4	13.4	.1	2.1
2 Persons	12.7	13.6	12.4	5.3	7.9	16.8	10.3
3 Persons	7.0	11.5	5.8	2.9	7.2	6.2	3.1
4 Persons	4.8	7.3	4.0	2.6	2.7	4.6	4.1
5 Persons	2.0	4.2	1.4	1.7	1.4	1.4	—
6 Persons and over	2.2	5.8	1.2	1.1	.7	1.4	—

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Sources: Questionnaire Sample, November 1938
Federal Housing Administration
Analysis of Demand for Apartments in
the Lower East Side of Manhattan
Division of Economics and Statistics

APPENDIX I

TABLE 22b

Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Below 14th Street, and Living in Bronx

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

Total No. of Income Earners Living in Area	Not Principal Income Earner TOTAL	Number of Income Earners Living in Area by Income Status					
		Principal Income Earner by Marital Status		Principal Income Earner by Sex			
		Single by Sex	Married by Sex	Male	Female	Male	Female
Total Number of Income Earners	1,924	480	1,448	186	144	1,080	34
No Report on Tenure	59	15	43	21	11	11	—
Owned	95	20	75	12	12	99	3
Rented	1,869	443	1,546	327	266	856	95
Single Family-Total	—	—	39	11	4	22	2
No Report on Rent*	6	1	5	—	—	4	1
Less than \$50.00	21	1	20	9	3	7	1
\$50.00 and over	14	—	14	2	1	11	—
Other Than Single Family-Total	1,943	441	1,507	316	264	834	93
No Report on Rent*	72	28	44	10	5	26	3
Total Reports on Rent*	1,876	413	1,463	306	259	808	90
Less than \$20.00	62	15	47	9	5	11	19
\$20.00 to 29.99	236	35	201	54	17	104	26
30.00 to 39.99	395	50	345	82	59	185	19
40.00 to 49.99	488	108	380	73	78	222	7
50.00 to 59.99	278	65	213	33	56	112	12
60.00 to 74.99	205	66	139	28	28	78	5
75.00 to 99.99	133	50	83	18	10	54	1
100.00 and over	79	24	55	9	3	42	1
Total \$50 and over	695	205	490	85	97	286	19
No Report on Persons	3	1	2	1	—	1	—
Total Reports on Persons	692	204	488	87	97	285	19
1 Person	77	1	76	34	39	1	2
2 Persons	272	60	206	18	23	154	10
3 Persons	151	54	97	14	21	59	3
4 Persons	102	35	67	10	8	45	4
5 Persons	43	20	23	6	4	13	—
6 Persons and over	47	25	19	4	2	13	—
PERCENT							
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No Report on Tenure	1.0	1.6	1.0	2.7	1.4	.6	—
Owned	12.8	19.4	10.5	16.7	13.2	9.2	8.8
Rented	86.1	79.0	88.5	80.6	85.5	90.2	91.2
Single Family-Total	3.2	5.0	2.6	2.1	2.1	2.8	3.0
No Report on Rent*	—	—	—	—	—	—	—
Less than \$50.00	1.5	2.3	1.2	.5	.7	1.5	—
\$50.00 and over	1.7	2.7	1.3	1.6	1.4	1.3	—
Other Than Single Family-Total	82.9	74.0	85.9	78.5	83.3	87.5	88.2
No Report on Rent*	2.6	4.0	2.2	3.2	4.1	1.8	—
Total Reports on Rent*	80.3	70.0	83.7	75.3	79.2	85.6	88.2
Less than \$20.00	.5	.6	.6	1.1	.3	.9	5.9
\$20.00 to 29.99	2.1	.2	2.7	3.8	4.2	2.4	—
30.00 to 39.99	21.6	11.9	24.6	19.9	20.8	25.8	35.3
40.00 to 49.99	33.6	26.3	36.1	31.7	30.6	37.1	32.3
50.00 to 59.99	13.1	15.6	12.2	11.8	16.7	11.8	8.8
60.00 to 74.99	7.3	11.7	5.8	5.4	6.9	5.7	5.9
75.00 to 99.99	1.9	3.1	1.5	1.6	—	1.8	—
100.00 and over	.2	.6	.1	—	—	.1	—
Total \$50 and over	22.5	31.0	19.6	18.8	23.6	19.4	14.7
No Report on Persons	—	—	—	—	—	—	—
Total Reports on Persons	22.5	31.0	19.6	18.8	23.6	19.4	14.7
1 Person	.1	—	.1	.5	.6	—	—
2 Persons	4.4	3.1	4.8	2.7	10.4	4.4	5.9
3 Persons	6.6	7.5	6.2	5.4	4.2	6.7	5.9
4 Persons	5.6	7.7	4.8	4.6	4.2	5.1	—
5 Persons	3.6	7.1	2.4	3.2	2.8	2.2	2.9
6 Persons and over	2.2	5.6	1.1	2.2	1.4	.9	—

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Sources: Questionnaire Sample, November 1938
Federal Housing Administration
Analysis of Demand for Apartments in
the Lower East Side of Manhattan
Division of Economics and Statistics

TABLE 22c

Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Below 14th Street, and Living in Queens

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status	Principal Income Earner by Marital Status					
			Not Principal Income Earner		Single by Sex		Married by Sex	
			Total	Male	Female	Male	Female	
Total Number of Income Earners								
No Report on Tenure	3,016	830	2,186	238	190	1,680	78	
Owned	18	12	6	1	2	3	—	
Rented	1,289	406	883	96	87	672	28	
Single Family-Total	1,709	412	1,297	141	101	1,005	50	
No Report on Rents	328	95	233	29	13	184	7	
Less than \$50.00	19	8	11	8	—	3	—	
\$50.00 and over	171	36	135	13	10	107	5	
Other Than Single Family-Total	1,381	317	1,064	112	88	821	43	
No Report on Rents	51	23	28	3	5	19	1	
Total Reports on Rent*	1,330	294	1,036	109	83	802	42	
Less than \$20.00	2	—	2	1	—	—	1	
\$20.00 to 29.99	51	6	45	7	5	26	2	
30.00 to 39.99	321	43	278	30	17	216	15	
40.00 to 49.99	573	124	449	46	34	352	17	
50.00 to 59.99	231	66	165	18	18	126	3	
60.00 to 74.99	117	43	74	6	6	59	3	
75.00 to 99.99	32	11	21	—	—	20	1	
100.00 and over	3	1	2	1	—	—	—	
Total \$50 and over	383	121	262	25	24	206	7	
No Report on Persons	2	—	2	—	2	—	—	
Total Reports on Persons	381	121	260	25	24	204	7	
1 Person	5	—	5	2	3	—	—	
2 Persons	144	36	108	8	4	90	6	
3 Persons	104	29	75	7	11	57	—	
4 Persons	74	26	48	6	3	39	—	
5 Persons	30	14	16	—	2	14	—	
6 Persons and over	24	16	8	2	1	4	1	
PERCENT								
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
No Report on Tenure	.6	1.5	.3	.4	1.0	.2	—	
Owned	42.7	48.9	40.4	40.3	45.8	40.0	35.9	
Rented	56.7	49.6	59.3	59.3	53.2	59.8	64.1	
Single Family-Total	10.9	11.4	10.7	12.2	6.9	11.0	9.0	
No Report on Rent*	.6	1.0	.5	3.4	—	.2	—	
Less than \$50.00	5.7	4.3	6.2	5.4	5.3	6.4	6.4	
\$50.00 and over	4.6	6.1	4.0	3.4	1.6	4.4	2.6	
Other Than Single Family-Total	45.2	38.2	48.6	37.1	46.3	48.8	55.1	
No Report on Rent*	1.7	2.8	1.3	1.3	2.6	1.1	1.3	
Total Reports on Rent*	44.1	35.4	47.3	35.8	43.7	47.7	53.8	
Less than \$20.00	.1	—	.1	.4	—	—	1.3	
\$20.00 to 29.99	1.7	.7	2.0	3.0	4.2	1.6	2.6	
30.00 to 39.99	10.6	5.2	12.7	12.6	9.0	12.8	19.2	
40.00 to 49.99	19.0	14.9	20.5	19.3	17.9	21.0	21.6	
50.00 to 59.99	7.7	8.0	7.5	9.5	7.5	7.5	3.6	
60.00 to 74.99	3.9	5.2	3.4	2.5	3.1	3.5	3.5	
75.00 to 99.99	1.0	1.3	1.0	—	—	1.2	1.3	
100.00 and over	.1	1.1	.1	.4	—	.1	—	
Total \$50 and over	12.1	14.6	12.0	10.5	12.6	12.3	8.9	
No Report on Persons	.1	—	.1	—	—	.1	—	
Total Reports on Persons	12.6	14.6	11.9	10.5	12.6	12.2	8.9	
1 Person	1.2	—	2	.8	1.6	—	—	
2 Persons	4.8	4.3	5.0	3.4	2.1	5.4	7.7	
3 Persons	3.4	3.5	3.4	3.0	5.5	3.4	—	
4 Persons	2.4	3.2	2.2	2.5	1.6	2.3	—	
5 Persons	1.0	1.7	.7	—	1.0	.9	—	
6 Persons and over	.6	1.9	.4	.8	.5	.2	1.2	

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 22d

Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Below 14th Street, and Living in Brooklyn

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status	Principal Income Earner by Marital Status					
			Not Principal Income Earner		Single by Sex		Married by Sex	
			Total	Male	Female	Male	Female	
Total Number of Income Earners								
No Report on Tenure	3,235	872	2,363	412	376	1,473	102	
Owned	55	14	41	12	13	12	4	
Rented	837	302	535	103	96	326	10	
Single Family-Total	2,343	556	1,787	297	267	1,135	88	
No Report on Rents	232	67	165	36	21	99	9	
Less than \$50.00	14	5	9	5	1	2	1	
\$50.00 and over	121	24	97	19	13	56	7	
Other Than Single Family-Total	97	58	59	12	7	39	1	
No Report on Rents	2,111	489	1,622	261	246	1,036	79	
Total Reports on Rent*	81	37	44	15	11	14	4	
Less than \$20.00	26	6	20	6	9	4	1	
\$20.00 to 29.99	235	45	190	53	27	95	15	
30.00 to 39.99	521	92	459	71	299	19		
40.00 to 49.99	554	92	526	65	39	392	27	
50.00 to 59.99	714	153	714	94	74	142	9	
60.00 to 74.99	315	87	226	39	34	142	9	
75.00 to 99.99	141	49	92	9	19	62	2	
100.00 and over	42	17	25	2	1	20	2	
Total \$50 and over	6	3	1	2	—	1	—	
Total Reports on Persons	504	156	346	52	54	229	13	
1 Person	14	—	14	7	7	—	—	
2 Persons	145	35	110	12	15	80	3	
3 Persons	145	37	108	13	11	79	5	
4 Persons	93	37	56	9	9	36	2	
5 Persons	69	31	38	5	7	24	2	
6 Persons and over	38	16	22	6	5	10	1	
PERCENT								
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
No Report on Tenure	1.7	1.6	1.7	2.9	3.5	.5	3.9	
Owned	25.9	34.6	22.7	25.0	25.5	22.1	9.8	
Rented	72.4	63.8	75.6	72.1	71.0	77.1	86.3	
Single Family-Total	7.1	7.7	7.0	6.7	5.6	6.7	6.8	
No Report on Rent*	.4	.5	.4	1.2	.2	.1	1.0	
Less than \$50.00	3.7	2.8	4.1	4.6	3.5	3.9	6.8	
\$50.00 and over	3.0	4.4	2.5	2.9	1.9	2.7	1.0	
Other Than Single Family-Total	65.3	56.1	68.6	63.4	65.4	70.4	77.5	
No Report on Rent*	2.5	4.2	1.8	3.7	2.9	1.0	3.9	
Total Reports on Rent*	62.8	51.9	66.8	59.7	62.5	69.4	73.6	
Less than \$20.00	.8	.7	.8	1.4	2.4	.3	1.0	
\$20.00 to 29.99	7.3	5.2	8.1	12.9	7.2	6.4	14.7	
30.00 to 39.99	17.0	10.6	19.4	17.0	16.9	20.3	18.6	
40.00 to 49.99	22.1	17.5	23.8	15.8	19.7	26.8	26.5	
50.00 to 59.99	9.7	10.0	9.6	9.5	9.0	9.9	8.8	
60.00 to 74.99	4.4	5.6	3.9	2.1	5.1	4.2	2.0	
75.00 to 99.99	1.3	2.0	1.1	.5	.2	1.4	2.0	
100.00 and over	.2	.3	.1	.5	.1	.1	—	
Total \$50 and over	15.6	17.9	14.7	12.6	14.3	15.6	12.8	
No Report on Persons	15.6	17.9	—	—	—	—	—	
Total Reports on Persons	15.6	17.9	14.7	12.6	14.3	15.6	12.8	
1 Person	1.4	—	.6	1.7	1.9	—	—	
2 Persons	4.5	4.0	4.7	2.9	3.5	5.4	2.9	
3 Persons	4.5	4.2	4.6	3.2	2.5	5.4	4.9	
4 Persons	2.9	4.2	2.3	2.2	2.1	2.5	2.0	
5 Persons	2.1	3.6	1.6	1.2	1.5	1.6	2.0	
6 Persons and over	1.2	1.9	.9	1.4	1.3	.7	1.0	

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Sources: Questionnaire Sample, November 19

TABLE 22c

Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Below 14th Street, and Living in New Jersey

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Not Principal Income Earner TOTAL	Number of Income Earners Living in Area by Income Status				
			Principal Income Earner by Marital Status		Single by Sex		
			Male	Female	Male	Female	
Total Number of Income Earners	2,510	767	1,743	195	196	1,300	52
No Report on Tenure	44	11	33	7	5	19	2
Owned	1,180	385	792	92	94	592	14
Rented	1,226	386	918	96	97	689	36
Single Family-Total	386	96	266	22	14	249	3
No Report on Rent*	24	19	5	1	1	3	--
Less than \$50.00	166	34	132	14	10	106	2
\$50.00 and over	196	45	151	7	3	140	1
Other Than Single Family-Total	900	270	630	74	63	440	33
No Report on Rent*	41	23	18	6	4	8	--
Total Reports on Rent*	859	247	612	68	79	432	33
Less than \$20.00	26	8	18	2	3	3	10
\$20.00 to 29.99	78	23	55	10	6	30	9
30.00 to 39.99	186	36	150	13	30	102	5
40.00 to 49.99	290	91	199	24	17	134	4
50.00 to 59.99	175	51	124	12	13	95	4
60.00 to 74.99	85	32	53	6	9	37	1
75.00 to 99.99	15	4	11	1	1	9	--
100.00 and over	4	2	2	--	--	2	--
Total \$50 and over	279	89	190	19	23	143	5
No Reports on Persons	--	--	--	--	--	--	--
Total Reports on Persons	279	89	190	19	23	143	5
1 Person	3	1	3	3	--	--	--
2 Persons	115	26	89	5	10	73	1
3 Persons	58	29	59	8	5	46	4
4 Persons	38	18	24	3	3	18	--
5 Persons	22	10	12	2	5	5	--
6 Persons and over	13	10	3	2	--	1	--
PERCENT							
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No Report on Tenure	1.5	1.4	1.9	3.5	2.5	1.5	3.8
Owned	47.0	50.6	45.4	47.2	46.0	45.5	26.9
Rented	51.2	48.0	52.7	49.2	49.5	53.0	69.3
Single Family-Total	15.8	12.3	16.5	11.3	7.1	19.2	5.8
No Report on Rent*	1.0	2.5	.2	.5	.5	.2	--
Less than \$50.00	6.6	4.8	7.6	7.2	5.1	8.2	3.9
\$50.00 and over	7.8	5.9	8.7	3.6	1.5	10.8	1.9
Other Than Single Family-Total	35.8	35.2	36.2	37.9	42.4	33.8	61.5
No Report on Rent*	1.6	3.0	1.0	3.0	2.1	.6	--
Total Reports on Rent*	34.2	32.2	35.1	34.9	40.3	33.2	63.5
Less than \$20.00	1.0	1.0	1.0	1.5	.2	19.3	--
\$20.00 to 29.99	3.1	3.0	3.2	5.2	3.1	2.3	17.3
30.00 to 39.99	7.4	4.7	8.6	6.7	15.3	7.8	9.6
40.00 to 49.99	11.6	11.9	11.4	12.3	8.7	11.9	7.7
50.00 to 59.99	7.0	6.5	7.1	6.2	6.6	7.3	7.7
60.00 to 74.99	3.4	4.2	3.1	3.0	4.6	2.8	1.9
75.00 to 99.99	.6	.5	.6	.5	.5	.7	--
100.00 and over	.1	.2	.1	--	--	.2	--
Total \$50 and over	11.1	11.6	10.9	9.7	11.7	11.0	9.6
No Report on Persons	--	--	--	--	--	--	--
Total Reports on Persons	11.1	11.6	10.9	9.7	11.7	11.0	9.6
1 Person	.1	--	.2	1.5	--	--	--
2 Persons	4.6	3.4	5.1	2.6	5.0	5.6	1.9
3 Persons	3.5	3.8	3.4	2.1	2.6	3.5	7.7
4 Persons	1.5	1.8	1.4	1.5	1.5	1.4	--
5 Persons	.9	1.3	.6	1.0	2.0	.4	--
6 Persons and over	.5	1.3	.2	1.0	--	.1	--

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1935
Analysis of Demand for Apartments in the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 22f

Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Below 14th Street, and Living in Suburban New York

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Not Principal Income Earner TOTAL	Number of Income Earners Living in Area by Income Status				
			Principal Income Earner by Marital Status		Single by Sex		
			Male	Female	Male	Female	
Total Number of Income Earners	1,770	417	1,353	134	105	1,091	23
No Report on Tenure	31	12	19	3	6	10	--
Owned	969	234	735	73	46	604	12
Rented	770	171	599	56	53	477	11
Single Family-Total	318	80	238	21	13	201	3
No Report on Rent*	27	13	18	3	2	9	--
Less than \$50.00	116	21	95	9	7	79	--
\$50.00 and over	175	46	129	9	4	113	1
Other Than Single Family-Total	452	91	361	37	40	275	8
No Report on Rent*	29	7	22	6	5	13	1
Total Reports on Rent*	423	94	339	31	35	266	7
Less than \$20.00	5	1	4	1	1	3	--
\$20.00 to 29.99	26	4	22	6	1	14	1
30.00 to 39.99	83	10	73	3	11	57	2
40.00 to 49.99	131	27	104	7	16	80	1
50.00 to 59.99	82	25	57	5	5	46	1
60.00 to 74.99	57	11	46	5	2	37	2
75.00 to 99.99	30	4	26	2	1	24	--
100.00 and over	9	2	7	2	--	5	--
Total \$50 and over	178	42	136	14	7	112	3
No Report on Persons	1	--	1	1	--	--	--
Total Reports on Persons	177	42	135	13	7	112	3
1 Person	4	--	4	3	1	--	--
2 Persons	73	13	60	5	3	52	--
3 Persons	51	9	42	3	1	36	2
4 Persons	25	9	16	--	1	15	--
5 Persons	16	8	8	1	--	6	1
6 Persons and over	8	3	5	1	1	3	--
PERCENT							
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No Report on Tenure	1.5	2.9	1.4	2.2	5.7	9	--
Owned	54.7	56.1	54.3	54.5	45.8	55.4	52.4
Rented	45.5	41.0	44.3	43.5	50.5	43.7	47.6
Single Family-Total	18.0	19.2	17.2	15.7	12.8	18.1	13.0
No Report on Rent*	1.2	1.1	1.0	1.3	1.3	5	--
Less than \$50.00	6.5	5.0	7.0	6.7	6.7	7.2	--
\$50.00 and over	9.9	11.1	9.6	6.7	3.8	10.4	13.0
Other Than Single Family-Total	25.6	21.8	26.7	27.6	38.1	25.3	34.6
No Report on Rent*	1.6	1.7	1.6	4.5	4.8	.9	4.3
Total Reports on Rent*	23.9	20.1	25.1	23.1	33.3	24.4	30.3
Less than \$20.00	.3	.2	.4	.7	--	--	--
\$20.00 to 29.99	1.5	.9	1.6	4.5	.9	1.3	4.3
30.00 to 39.99	4.7	2.4	5.4	2.2	10.5	5.2	8.7
40.00 to 49.99	7.4	6.5	7.7	5.3	15.2	7.3	4.3
50.00 to 59.99	4.6	6.0	4.2	3.7	4.8	4.2	4.3
60.00 to 74.99	1.2	2.6	3.4	3.7	1.9	3.4	5.7
75.00 to 99.99	1.7	1.0	1.9	1.5	--	2.2	--
100.00 and over	.5	.5	.5	1.5	--	.5	--
Total \$50 and over	10.0	10.1	10.0	10.4	6.6	10.3	13.0
No Report on Persons	--	--	--	.7	--	--	--
Total Reports on Persons	10.0	10.1	10.0	9.7	6.6	10.3	13.0
1 Person	.2	--	.3	2.2	.9	--	--
2 Persons	4.1	3.1	4.4	3.7	2.9	4.8	--
3 Persons	2.9	2.2	3.1	2.2	.9	3.3	8.7
4 Persons	1.4	2.2	1.2	1.4	--	1.4	--
5 Persons	.9	1.9	.6	.7	--	.5	4.3
6 Persons and over	.5	.7	.4	.7	.9	.3	--

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1935
Analysis of Demand for Apartments in the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 23
Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan,
Above 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status					
		Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status			
				Single by Sex		Married by Sex	
		Male	Female	Male	Female	Male	Female
Total Number of Income Earners	10,662	6,173	4,499	704	1,206	1,998	561
No Report on Tenure	391	227	164	41	45	55	23
Owned	2,322	1,474	946	127	209	468	44
Rented	7,949	4,472	3,477	536	952	1,475	514
Single Family-Total	789	410	379	66	42	230	41
No Report on Rent*	66	48	16	6	—	9	3
Less than \$50.00	273	142	131	39	24	47	21
\$50.00 and over	450	220	230	21	18	174	17
Other Than Single Family-Total	7,150	4,062	3,098	470	910	1,245	473
No Report on Rent*	391	246	145	31	66	36	12
Total Reports on Rent*	6,769	3,816	2,953	439	844	1,209	461
Less than \$20.00	87	39	46	18	19	5	6
\$20.00 to 29.99	582	268	314	63	116	89	46
30.00 to 39.99	1,511	750	761	109	227	292	133
40.00 to 49.99	2,056	1,160	896	118	235	382	161
50.00 to 59.99	1,202	749	453	55	142	196	60
60.00 to 74.99	771	490	281	43	77	124	37
75.00 to 99.99	388	253	135	24	24	76	11
100.00 and over	172	107	65	9	4	45	7
Total \$50 and over	2,533	1,599	934	131	247	461	115
No Report on Persons	36	31	5	4	1	—	—
Total Reports on Persons	2,657	1,568	929	127	246	461	115
1 Person	105	17	28	36	46	1	5
2 Persons	745	397	348	30	55	212	51
3 Persons	490	280	210	21	54	109	26
4 Persons	513	366	147	21	33	74	19
5 Persons	345	279	66	9	25	23	9
6 Persons and over	299	229	70	10	33	22	5
PERCENT							
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No Report on Tenure	3.7	3.7	3.6	5.8	3.7	2.2	4.0
Owned	21.6	23.9	15.9	18.0	17.3	23.4	7.5
Rented	74.5	72.4	77.5	76.2	79.0	73.6	85.5
Single Family-Total	7.4	6.6	8.5	9.4	3.5	11.5	7.1
No Report on Rent*	.6	.7	.4	.9	—	.4	.5
Less than \$50.00	2.6	2.3	2.9	5.5	2.0	2.4	3.6
\$50.00 and over	4.2	3.6	5.1	3.0	1.5	8.7	2.9
Other Than Single Family-Total	67.1	65.8	69.0	66.8	75.5	62.3	81.8
No Report on Rent*	3.6	4.0	3.2	4.3	5.5	1.8	2.1
Total Reports on Rent*	63.5	61.6	65.5	62.5	70.0	60.5	79.3
Less than \$20.00	.7	.6	1.0	2.6	1.6	2	1.0
\$20.00 to 29.99	5.5	4.4	7.0	9.0	9.6	4.5	7.9
30.00 to 39.99	14.2	12.2	17.0	15.5	16.8	14.6	22.9
40.00 to 49.99	19.3	18.8	20.0	16.8	19.5	19.1	27.7
50.00 to 59.99	11.3	12.1	10.1	7.8	11.8	9.8	10.3
60.00 to 74.99	7.2	7.9	6.3	6.1	6.4	6.2	6.4
75.00 to 99.99	3.7	4.1	3.0	3.5	2.0	3.8	1.9
100.00 and over	1.6	1.7	1.4	1.2	.3	2.3	1.2
Total \$50 and over	23.8	25.8	20.8	18.6	20.5	22.1	19.8
No Report on Persons	.3	.4	.1	.6	.1	—	—
Total Reports on Persons	23.5	25.4	20.7	18.0	20.4	22.1	19.8
1 Person	1.0	.3	2.0	5.1	3.8	—	.9
2 Persons	7.0	6.4	7.8	4.3	4.6	10.6	8.8
3 Persons	4.6	4.5	4.7	3.0	4.5	5.5	4.5
4 Persons	4.9	5.9	3.3	3.0	2.7	3.7	3.2
5 Persons	3.2	4.5	1.4	1.2	2.1	1.2	1.5
6 Persons and over	2.8	3.7	1.5	1.4	2.7	1.1	.9

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 23a
Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Above 14th Street, and Living in Manhattan

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status					
		Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status			
				Single by Sex		Married by Sex	
		Male	Female	Male	Female	Male	Female
Total Number of Income Earners	2,834	1,543	1,271	265	453	377	176
No Report on Tenure	110	55	21	15	13	5	6
Owned	75	46	27	5	15	5	2
Rented	2,629	1,440	1,189	239	423	353	166
Single Family-Total	75	36	16	5	10	5	5
No Report on Rent*	8	4	2	—	2	—	—
Less than \$50.00	34	14	20	10	3	4	3
\$50.00 and over	13	21	12	4	2	6	2
Other Than Single Family-Total	2,554	1,401	1,153	223	418	349	165
No Report on Rent*	181	107	74	18	41	12	3
Total Reports on Rent*	2,373	1,294	1,079	205	377	337	160
Less than \$20.00	63	26	37	14	14	4	5
\$20.00 to 29.99	312	144	168	37	75	34	22
30.00 to 39.99	486	252	236	43	82	71	40
40.00 to 49.99	530	279	251	41	82	53	45
50.00 to 59.99	368	209	159	25	66	49	19
60.00 to 74.99	283	168	115	20	40	36	17
75.00 to 99.99	205	134	71	16	15	33	7
100.00 and over	124	82	42	7	3	27	5
Total \$50 and over	980	593	387	70	124	145	48
No Report on Persons	23	20	3	1	1	—	—
Total Reports on Persons	956	573	67	123	145	48	48
1 Person	86	14	72	31	36	—	3
2 Persons	375	198	177	15	40	97	22
3 Persons	161	104	57	8	21	20	5
4 Persons	150	106	42	6	11	17	5
5 Persons	101	84	17	2	5	6	4
6 Persons and over	83	65	15	2	8	5	3
PERCENT							
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No Report on Tenure	3.9	4.3	7.9	3.3	3.4	3.4	3.4
Owned	2.7	3.1	2.1	1.9	3.3	1.1	1.1
Rented	93.4	93.1	93.6	90.2	93.3	95.5	95.5
Single Family-Total	2.7	2.5	2.8	6.0	1.1	2.7	2.3
No Report on Rent*	.3	.2	.3	.7	.5	—	—
Less than \$50.00	1.2	.9	1.6	3.8	.7	1.1	1.7
\$50.00 and over	1.2	1.4	.9	1.5	.4	1.1	1.1
Other Than Single Family-Total	90.7	90.6	90.5	89.2	92.3	92.6	92.7
No Report on Rent*	5.4	5.9	6.8	6.8	9.1	5.2	1.7
Total Reports on Rent*	84.3	83.9	89.7	87.4	89.4	91.0	91.0
Less than \$20.00	2.2	1.7	2.9	5.3	3.0	1.1	2.8
\$20.00 to 29.99	11.1	9.3	13.2	14.0	16.6	9.0	12.5
30.00 to 39.99	17.4	16.3	16.6	16.2	15.1	15.5	22.8
40.00 to 49.99	15.8	18.1	19.8	15.5	18.1	22.0	25.6
50.00 to 59.99	13.1	13.6	12.5	9.4	14.6	13.0	10.8
60.00 to 74.99	10.1	10.9	9.0	7.6	8.8	10.1	9.7
75.00 to 99.99	7.2	6.7	5.6	6.8	3.3	8.2	4.0
100.00 and over	4.4	5.3	3.3	2.6	7.2	2.8	2.8
Total \$50 and over	34.6	36.4	35.4	26.4	27.4	35.5	27.3
No Report on Persons	.8	1.3	.2	1.1	.2	—	—
Total Reports on Persons	34.0	37.2	30.2	25.3	27.2	36.5	27.3
1 Person	5.1	.9	5.7	11.7	8.4	—	1.7
2 Persons	13.3	12.8	14.0	6.8	8.9	25.3	12.5
3 Persons	5.7	6.6	4.5	3.0	4.6	5.3	4.6
4 Persons	5.3	7.0	3.7	2.2	2.4	4.5	4.6
5 Persons	3.6	5.5	1.3	.8	1.1	1.6	2.2
6 Persons and over	3.0	4.2	1.4	.5	1.8	1.3	1.7

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 23b
Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Above 14th Street, and Living in Bronx

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status					
		Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status			
				TOTAL	Single by Sex	Married by Sex	Male Female
Total Number of Income Earners	1,559	972	587	73	190	230	54
No Report on Tenure	43	30	13	1	5	4	3
Owned	146	110	36	3	21	11	1
Rented	1,370	832	538	69	164	215	90
Single Family-Total	45	32	13	4	4	5	-
No Report on Rent*	6	5	1	1	-	-	-
Less than \$50.00	19	12	7	1	3	3	-
\$50.00 and over	20	15	5	2	1	2	-
Other Than Single Family-Total	1,325	800	525	65	160	210	90
No Report on Rent*	60	38	22	5	8	6	3
Total Reports on Rent*	1,265	762	503	60	152	204	87
Less than \$20.00	4	2	2	1	1	-	-
\$20.00 to 29.99	53	15	38	4	8	19	7
30.00 to 39.99	311	139	172	18	49	67	38
40.00 to 49.99	481	295	186	25	55	77	29
50.00 to 59.99	245	178	67	8	23	28	8
60.00 to 74.99	127	99	28	3	12	9	4
75.00 to 99.99	37	29	8	1	3	3	1
100.00 and over	7	5	2	-	1	1	-
Total \$50 and over	416	311	105	12	39	41	13
No Report on Persons	2	2	-	-	-	-	-
Total Reports on Persons	414	309	105	12	39	41	13
1 Person	-	-	-	-	-	-	-
2 Persons	36	21	15	1	2	9	3
3 Persons	75	44	31	1	18	12	4
4 Persons	127	101	26	5	6	13	2
5 Persons	100	81	19	2	10	4	3
6 Persons and over	76	62	14	3	7	3	1
PERCENT							
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No Report on Tenure	2.7	3.1	2.2	1.4	2.6	1.7	3.2
Owned	9.4	11.3	6.1	4.1	11.1	4.8	1.1
Rented	87.9	85.6	91.7	94.5	86.3	93.5	95.1
Single Family-Total	2.9	3.3	2.2	5.5	2.1	2.2	-
No Report on Rent*	.4	.5	.1	1.4	-	-	-
Less than \$50.00	1.2	1.2	1.2	1.4	1.6	1.3	-
\$50.00 and over	1.3	1.6	.9	2.7	.5	.9	-
Other Than Single Family-Total	85.0	82.3	89.5	89.0	84.2	91.3	95.1
No Report on Rent*	3.8	3.9	3.8	6.8	4.2	2.6	3.1
Total Reports on Rent*	81.2	78.4	85.7	82.2	80.0	85.7	92.6
Less than \$20.00	.3	.2	.3	1.4	.5	-	-
\$20.00 to 29.99	3.4	1.5	6.5	5.5	4.2	8.3	7.5
30.00 to 39.99	19.9	14.3	29.3	24.6	25.8	29.1	40.5
40.00 to 49.99	30.9	30.4	31.7	34.3	29.0	33.5	30.9
50.00 to 59.99	15.7	18.3	11.4	10.9	12.1	12.2	8.5
60.00 to 74.99	8.2	10.2	4.8	4.1	6.3	3.9	4.1
75.00 to 99.99	2.4	3.0	1.4	1.4	1.6	1.3	1.1
100.00 and over	.4	.5	.3	-	.5	.4	-
Total \$50 and over	26.7	32.0	17.9	16.4	20.5	17.8	13.7
No Report on Persons	.1	.2	-	-	-	-	-
Total Reports on Persons	26.6	31.8	17.9	16.4	20.5	17.8	13.7
1 Person	-	-	-	-	-	-	-
2 Persons	2.3	2.2	2.6	1.4	1.0	3.9	3.1
3 Persons	4.8	4.5	5.3	1.4	7.4	5.2	4.2
4 Persons	8.2	10.4	4.4	6.8	3.1	5.7	2.0
5 Persons	6.4	8.3	3.2	2.7	5.3	1.7	3.1
6 Persons and over	4.9	6.4	2.4	4.1	3.7	1.3	1.1

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 23c

Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Above 14th Street, and Living in Bronx

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status					
		Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status			
				TOTAL	Single by Sex	Married by Sex	Male Female
Total Number of Income Earners	1,872	1,123	749	106	147	395	98
No Report on Tenure	68	43	25	2	5	15	3
Owned	637	434	203	38	53	102	10
Rented	1,167	646	521	66	89	281	55
Single Family-Total	193	113	80	14	6	52	8
No Report on Rent*	9	8	1	-	-	-	-
Less than \$50.00	83	49	34	11	4	17	2
\$50.00 and over	101	56	45	3	2	34	6
Other Than Single Family-Total	974	533	441	52	83	229	77
No Report on Rent*	33	27	6	2	2	2	-
Total Reports on Rent*	941	506	435	50	81	227	77
Less than \$20.00	3	2	1	-	-	-	-
\$20.00 to 29.99	142	15	27	5	7	6	6
30.00 to 39.99	199	107	92	14	24	36	18
40.00 to 49.99	350	182	168	16	30	92	30
50.00 to 59.99	187	108	79	6	11	50	12
60.00 to 74.99	107	65	42	5	6	23	5
75.00 to 99.99	48	24	24	1	2	19	2
100.00 and over	5	3	2	-	-	1	1
Total \$50 and over	347	200	147	12	19	93	23
No Report on Persons	8	8	-	-	-	-	-
Total Reports on Persons	339	192	147	12	19	93	23
1 Person	6	1	5	4	4	1	1
2 Persons	120	63	57	4	4	43	8
3 Persons	24	37	47	7	7	30	6
4 Persons	67	45	22	1	3	11	7
5 Persons	37	26	11	1	3	6	1
6 Persons and over	25	20	5	-	2	3	-
PERCENT							
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No Report on Tenure	3.5	3.8	3.3	2.4	3.8	3.1	-
Owned	34.0	38.7	27.1	35.8	36.1	25.6	10.2
Rented	62.5	57.5	62.5	60.5	50.5	66.7	-
Single Family-Total	10.3	10.1	10.7	13.2	13.1	8.1	-
No Report on Rent*	.5	.4	.1	-	-	-	-
Less than \$50.00	4.8	4.8	4.6	10.4	2.7	4.3	2.0
\$50.00 and over	5.4	5.0	6.0	2.8	1.1	6.6	6.1
Other Than Single Family-Total	52.1	47.4	58.9	49.1	56.5	57.5	78.6
No Report on Rent*	1.8	2.4	2.4	1.3	1.3	5	-
Total Reports on Rent*	50.3	45.0	58.1	47.2	55.2	57.0	78.6
Less than \$20.00	.2	.2	.1	-	-	-	-
\$20.00 to 29.99	2.3	1.3	3.6	7.6	4.8	1.5	6.1
30.00 to 39.99	10.6	9.5	12.3	13.2	16.4	9.0	18.4
40.00 to 49.99	16.7	16.2	22.5	15.1	20.4	23.1	30.6
50.00 to 59.99	10.0	9.6	10.5	5.7	7.5	12.6	12.3
60.00 to 74.99	5.7	5.8	5.6	4.7	4.0	5.8	8.2
75.00 to 99.99	2.6	2.1	3.2	.9	1.4	4.8	2.0
100.00 and over	.2	.3	.3	-	-	.2	1.0
Total \$50 and over	18.7	17.8	19.6	11.3	12.9	23.1	23.5
No Report on Persons	.4	.7	-	-	-	-	-
Total Reports on Persons	18.1	17.1	19.6	11.3	12.9	23.1	23.5
1 Person	.3	.1	.7	3.8	-	-	1.0
2 Persons	6.4	5.6	7.6	1.9	2.7	10.8	8.2
3 Persons	4.2	3.3	6.3	3.8	4.6	7.5	6.1
4 Persons	3.6	4.0	2.9	.9	2.0	2.8	7.2
5 Persons	2.0	2.3	1.4	.9	2.0	1.5	1.0
6 Persons and over	1.3	1.8	.7	-	1.4	.8	--

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

APPENDIX I

TABLE 23d
Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Above 14th Street, and Living in Brooklyn

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status							
		Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status					
				Single by Sex		Married by Sex		Male	
				M	F	M	F	M	F
Total Number of Income Earners	2,421	1,547	874	143	261	338	112		
No Report on Tenure	85	45	38	11	17	5	4		
Owned	601	438	167	36	60	56	13		
Rented	1,737	1,068	666	94	204	276	95		
Single Family-Total	139	85	74	12	19	18	9		
No Report on Rent*	7	3	2	—	—	2	—		
Less than \$50.00	94	34	32	7	12	6	7		
\$50.00 and over	68	45	20	5	7	6	2		
Other Than Single Family-Total	1,588	983	615	82	165	262	85		
No Report on Rent*	49	38	15	1	8	2	4		
Total Reports on Rent*	1,549	949	600	81	177	260	82		
Less than \$20.00	15	8	5	3	1	1	1		
\$20.00 to 29.99	141	79	62	8	20	27	7		
30.00 to 39.99	390	202	188	26	53	64	25		
40.00 to 49.99	580	317	203	26	56	67	34		
50.00 to 59.99	264	175	89	10	31	38	10		
60.00 to 74.99	158	117	41	5	13	18	5		
75.00 to 99.99	94	48	6	1	1	4	—		
100.00 and over	7	4	3	2	—	1	—		
Total \$50 and over	483	344	139	18	45	61	15		
No Report on Persons	1	1	—	—	—	—	—		
Total Reports on Persons	482	343	139	18	45	61	15		
1 Person	4	4	—	4	—	—	—		
2 Persons	99	63	36	3	3	21	9		
3 Persons	90	58	32	4	5	15	3		
4 Persons	104	76	28	4	10	12	2		
5 Persons	88	75	13	4	6	3	—		
6 Persons and over	97	71	26	4	14	7	1		
PERCENT									
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0		
No Report on Tenure	3.4	2.9	4.3	1.7	6.0	1.7	3.6		
Owned	24.8	28.1	19.1	26.6	21.4	16.6	11.6		
Rented	71.8	69.0	76.6	65.7	72.6	81.7	84.8		
Single Family-Total	5.8	5.5	6.2	8.4	6.8	4.2	8.0		
No Report on Rent*	1	1	2	—	—	—	—		
Less than \$50.00	2.7	2.1	3.7	4.9	4.3	1.8	6.2		
\$50.00 and over	2.8	1.1	2.1	3.5	2.8	1.8	1.8		
Other Than Single Family-Total	66.0	63.5	70.4	57.3	65.8	77.5	76.8		
No Report on Rent*	2.0	2.2	1.7	2.1	2.8	1.6	3.6		
Total Reports on Rent*	64.0	61.3	65.7	56.6	63.0	76.9	73.2		
Less than \$20.00	.6	.4	.9	2.1	1.1	.1	.9		
\$20.00 to 29.99	5.8	5.1	7.1	5.5	7.1	8.0	6.2		
30.00 to 39.99	16.1	13.1	21.5	18.2	18.9	24.9	22.5		
40.00 to 49.99	21.5	20.5	23.5	18.2	19.9	25.7	30.4		
50.00 to 59.99	10.9	11.2	10.2	7.0	11.0	11.2	8.9		
60.00 to 74.99	6.6	7.6	4.7	3.5	4.6	5.3	4.5		
75.00 to 99.99	2.2	3.1	.7	.7	.4	1.2	—		
100.00 and over	.3	.2	.3	1.8	—	.3	—		
Total \$50 and over	20.0	22.2	15.9	12.6	16.0	18.0	13.4		
No Report on Persons	—	.1	—	—	—	—	—		
Total Reports on Persons	20.0	22.1	15.9	12.6	16.0	18.0	13.4		
1 Person	.2	—	.4	—	1.4	—	—		
2 Persons	4.1	4.1	4.1	2.1	1.1	6.2	8.0		
3 Persons	3.7	3.7	3.7	2.1	2.6	5.3	2.7		
4 Persons	4.3	4.9	3.2	2.8	3.6	3.6	1.8		
5 Persons	3.7	4.6	1.5	2.8	2.1	.8	—		
6 Persons and over	4.0	4.6	3.0	2.8	5.0	2.1	.9		

*Rent Refers to Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

APPENDIX I

TABLE 23e
Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Above 14th Street, and Living in New Jersey

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status							
		Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status					
				Single by Sex		Married by Sex		Male	
				M	F	M	F	M	F
Total Number of Income Earners	964	494	470	63	71	294	42		
No Report on Tenure	37	19	15	4	3	6	5		
Owned	405	217	185	26	32	124	6		
Rented	522	256	264	33	36	164	31		
Single Family-Total	187	67	80	13	2	62	3		
No Report on Rent*	17	11	6	2	—	2	2		
Less than \$50.00	44	22	22	8	1	13	—		
\$50.00 and over	86	34	52	3	1	47	1		
Other Than Single Family-Total	375	191	184	20	34	102	26		
No Report on Rent*	22	16	6	2	1	3	—		
Total Reports on Rent*	353	175	178	18	33	99	25		
Less than \$20.00	—	—	—	—	—	—	—		
\$20.00 to 29.99	25	10	15	3	6	3	3		
30.00 to 39.99	72	29	43	3	10	23	7		
40.00 to 49.99	102	51	51	3	5	32	11		
50.00 to 59.99	85	51	34	3	8	17	6		
60.00 to 74.99	49	23	26	5	3	17	1		
75.00 to 99.99	17	9	8	1	1	6	—		
100.00 and over	3	2	1	—	—	1	—		
Total \$50 and over	154	85	69	9	12	41	7		
No Report on Persons	—	—	—	—	—	—	—		
Total Report on Persons	154	85	69	9	12	41	7		
1 Person	5	2	3	1	2	—	—		
2 Persons	60	29	31	2	4	20	5		
3 Persons	41	21	20	3	1	14	2		
4 Persons	26	17	9	2	2	5	—		
5 Persons	11	9	2	1	1	1	—		
6 Persons and over	11	7	4	1	2	1	—		
PERCENT									
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0		
No Report on Tenure	3.8	3.9	3.8	6.4	4.2	2.0	11.9		
Owned	42.0	43.9	40.0	41.3	45.1	42.2	14.3		
Rented	54.2	52.2	56.2	52.3	50.7	55.8	73.6		
Single Family-Total	15.3	13.5	17.0	20.6	2.8	21.1	7.1		
No Report on Rent*	1.8	2.2	1.2	3.1	—	4.6	—		
Less than \$50.00	4.6	4.4	4.7	12.7	1.4	1.4	—		
\$50.00 and over	8.9	6.9	11.1	4.8	1.4	16.0	2.3		
Other Than Single Family-Total	38.9	36.7	39.2	31.7	17.9	31.7	56.7		
No Report on Rent*	2.3	3.2	1.3	3.1	1.4	1.0	1.0		
Total Reports on Rent*	36.6	35.5	37.9	28.6	46.5	33.7	66.7		
Less than \$20.00	—	—	—	—	—	—	—		
\$20.00 to 29.99	2.5	2.1	3.2	4.8	5.5	1.0	7.1		
30.00 to 39.99	7.5	5.9	9.2	4.8	14.1	7.9	16.7		
40.00 to 49.99	10.6	10.3	10.9	4.5	7.0	10.9	26.2		
50.00 to 59.99	8.8	10.3	7.2	4.8	11.3	5.6	14.4		
60.00 to 74.99	5.1	4.7	5.5	7.8	4.2	5.6	2.3		
75.00 to 99.99	1.8	1.8	1.7	1.6	1.4	2.0	—		
100.00 and over	.3	.4	.2	—	—	.3	—		
Total \$50 and over	16.0	17.2	14.6	14.2	16.9	13.9	16.7		
No Report on Persons	—	—	—	—	—	—	—		
Total Report on Persons	16.0	17.2	14.6	14.2	16.9	13.9	16.7		
1 Person	.5	.4	.6	1.6	2.8	—	—		
2 Persons	6.2	5.9	6.6	3.1	5.7	6.8	11.9		
3 Persons	4.2	4.3	4.3	4.8	1.4	4.8	4.8		

APPENDIX I

TABLE 23f
Number and Percentage Distribution of Income Earners, Included in the Sample,
Working in Manhattan, Above 14th Street, and Living in Suburban New York

By Income Status, and Principal Income Earner, by Marital Status, by Sex, by Tenure, and
Rented by Type of Structure, by Monthly Rent Plus Transportation Cost Groups, and Other
Than Single Family, Rented at \$50.00 or More, by Number of Persons in the Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status					
		Principal Income Earner	Principal Income Earner by Marital Status				Male
			Single by Sex	Married by Sex	Male	Female	
Total Number of Income Earners	1,032	494	535	54	64	361	59
No Report on Tenure	50	35	15	2	--	11	2
Owned	458	231	227	17	28	170	12
Rented	524	228	296	35	36	180	45
Single Family-Total	190	74	116	7	6	87	16
No Report on Rent*	19	15	4	1	--	2	1
Less than \$50.00	29	13	16	2	1	4	9
\$50.00 and over	142	46	96	4	5	81	6
Other Than Single Family-Total	334	154	180	26	30	93	29
No Report on Rent*	46	24	22	3	6	11	2
Total Reports on Rent*	288	130	158	25	24	82	27
Less than \$20.00	2	2	--	--	--	--	--
\$20.00 to 29.99	9	5	4	3	--	--	1
30.00 to 39.99	51	21	30	5	9	11	5
40.00 to 49.99	73	36	37	7	7	11	12
50.00 to 59.99	53	28	25	3	3	14	5
60.00 to 74.99	47	18	29	5	3	19	2
75.00 to 99.99	27	9	18	2	2	13	1
100.00 and over	26	11	15	--	--	14	1
Total \$50 and over	153	66	87	10	5	60	9
No Report on Persons	1	--	1	1	--	--	--
Total Report on Persons	152	66	86	9	5	60	9
1 Person	4	--	4	--	2	1	1
2 Persons	55	23	32	4	2	22	4
3 Persons	39	16	23	2	3	15	3
4 Persons	39	19	20	3	1	16	—
5 Persons	8	4	4	--	--	3	1
6 Persons and over	7	4	3	--	--	3	--
PERCENT							
Total Number of Income Earners	100.0	100.0	100.0	100.0	100.0	100.0	100.0
No Report on Tenure	4.8	7.0	2.8	3.7	--	3.1	3.4
Owned	44.4	46.5	42.2	31.5	43.8	47.0	20.3
Rented	50.8	46.2	55.0	64.8	56.2	49.9	76.5
Single Family-Total	18.4	15.0	21.5	13.0	9.4	24.1	27.1
No Report on Rent*	1.8	3.1	.7	1.9	--	.6	1.7
Less than \$50.00	2.8	2.6	3.0	3.7	1.6	1.1	15.3
\$50.00 and over	13.8	9.3	17.5	7.4	7.8	22.4	10.1
Other Than Single Family-Total	32.4	31.2	33.5	51.8	46.8	29.5	49.4
No Report on Rent*	4.5	4.9	4.1	5.5	9.4	3.0	3.4
Total Reports on Rent*	27.9	26.3	29.8	46.3	37.4	22.8	45.6
Less than \$20.00	.2	.4	--	--	--	--	--
\$20.00 to 29.99	.9	1.0	.7	5.5	--	--	1.7
30.00 to 39.99	4.9	4.2	5.6	9.3	14.0	3.1	8.5
40.00 to 49.99	7.1	7.3	6.9	13.0	10.9	3.1	20.3
50.00 to 59.99	5.1	5.7	4.7	5.5	4.7	3.6	8.5
60.00 to 74.99	4.6	3.7	5.4	9.3	4.7	5.3	3.4
75.00 to 99.99	2.6	1.8	3.3	3.7	3.1	3.7	1.1
100.00 and over	2.5	2.2	2.6	--	--	3.8	1.7
Total \$50 and over	14.8	13.4	16.2	18.5	12.5	16.6	15.3
No Report on Persons	.1	--	.2	1.9	--	--	--
Total Report on Persons	14.7	13.4	16.0	16.6	12.5	16.6	15.3
1 Person	.3	--	.7	--	3.1	.3	1.7
2 Persons	5.3	4.7	6.0	7.4	3.1	6.1	6.5
3 Persons	3.8	3.2	4.3	3.7	4.7	4.2	5.1
4 Persons	3.8	3.9	3.7	5.5	1.6	4.4	--
5 Persons	.8	.8	.7	--	--	.8	1.7
6 Persons and over	.7	.6	.6	--	--	.5	--

*Rent Refers To Monthly Rent Plus Average Monthly Transportation Cost

Source: Questionnaire Sample, November 1938
Analysis of Demand for Apartments in
the Lower East Side of New York

Federal Housing Administration
Division of Economics and Statistics

APPENDIX II

TABLE 24

Number and Percentage Distribution of Income Earners, Included in the Sample, Working
in Manhattan, Below 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area,
Renting Multi-Family Units, Paying \$50.00 and Over for Rent Plus Transportation

By Income Status, and Principal Income Earner, by Marital Status, by Sex;
by Number of Persons in Family and Number of Rooms in Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status					
		Principal Income Earner	Principal Income Earner by Marital Status				Male
			Single by Sex	Married by Sex	Male	Female	
Number of Income Earners Reporting Number of Persons in Family-Total	2,465	761	1,704	231	239	1,182	52
1 Person	105	1	104	50	51	1	2
2 Persons	634	191	643	54	70	497	22
3 Persons	665	194	471	51	55	349	16
4 Persons	439	158	281	37	30	208	6
5 Persons	249	117	132	20	22	86	4
6 Persons and Over	173	100	73	19	11	41	2
Percentage Distribution Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Person	4.3	.1	6.1	21.3	21.3	.1	3.8
2 Persons	33.8	25.1	37.7	23.4	29.3	42.0	42.3
3 Persons	27.0	25.5	27.6	22.1	23.0	29.5	30.5
4 Persons	17.8	20.8	16.5	16.0	12.6	17.6	11.6
5 Persons	10.1	15.4	7.8	8.7	9.2	7.3	7.7
6 Persons and Over	7.0	13.1	4.3	8.2	4.6	3.5	3.8
Number of Income Earners Reporting Number of Rooms in Family Unit-Total	2,453	760	1,693	230	234	1,178	51
1 Room	59	5	54	21	23	9	1
2 Rooms	119	24	95	21	27	14	4
3 Rooms	619	142	477	35	56	362	16
4 Rooms	635	125	450	50	49	337	14
5 Rooms	507	173	334	50	33	243	8
6 Rooms	353	148	205	27	30	141	7
7 Rooms	114	60	54	17	12	24	1
8 Rooms and Over	47	23	24	5	4	15	--
Percentage Distribution Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Room	2.4	.7	3.2	9.1	9.8	.8	2.0
2 Rooms	4.9	3.1	5.6	9.1	11.6	3.6	7.8
3 Rooms	25.2	15.7	25.2	17.0	23.9	31.1	31.4
4 Rooms	25.9	24.3	26.6	21.7	21.0	28.6	27.4
5 Rooms	20.7	22.8	19.7	21.7	14.1	20.6	15.7
6 Rooms	14.4	19.5	12.1	11.8	12.8	12.0	13.7
7 Rooms	4.6	7.9	3.2	7.4	5.1	2.0	2.0
8 Rooms and Over	1.9	3.0	1.4	2.2	1.7	1.3	--

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in
the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 24a

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in Manhattan, Renting Multi-Family Units, Paying \$50.00 and Over for Rent Plus Transportation

By Income Status, and Principal Income Earner, by Marital Status, by Sex; by Number of Persons in Family and Number of Rooms in Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status					
		Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status			
				Single by Sex		Married by Sex	
Number of Income Earners Reporting Number of Persons in Family-Total							
1 Person	692	204	488	87	97	285	19
2 Persons							
3 Persons							
4 Persons							
5 Persons							
6 Persons and Over							
Percentage Distribution Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Person	11.1	.5	15.6	39.1	40.2	.3	10.5
2 Persons	39.3	32.4	42.2	21.2	23.7	54.0	52.6
3 Persons	21.8	26.5	19.9	16.1	21.7	20.7	15.2
4 Persons	14.8	17.1	13.7	11.5	8.2	15.2	21.1
5 Persons	6.2	9.8	4.7	6.9	4.1	4.6	--
6 Persons and Over	6.8	13.7	3.9	4.6	2.1	4.6	--
Number of Income Earners Reporting Number of Rooms in Family Unit-Total	691	205	486	87	96	284	19
1 Room							
2 Rooms							
3 Rooms							
4 Rooms							
5 Rooms							
6 Rooms							
7 Rooms							
8 Rooms and Over							
Percentage Distribution Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Room	6.8	2.0	8.8	17.2	21.9	2.1	5.2
2 Rooms	12.3	7.8	14.2	14.9	21.9	10.9	21.1
3 Rooms	24.2	17.6	27.0	17.2	18.8	32.7	26.3
4 Rooms	23.3	23.1	23.3	20.7	20.8	25.0	21.1
5 Rooms	16.4	22.0	14.0	16.1	5.2	16.2	15.8
6 Rooms	9.7	12.6	8.4	5.8	8.3	9.2	10.5
7 Rooms	4.6	8.8	2.9	5.8	3.1	2.1	--
8 Rooms and Over	2.7	5.8	1.4	2.3	--	1.8	--

Federal Housing Administration
Division of Economics and Statistics

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in
the Lower East Side of Manhattan.

TABLE 24b

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in Bronx, Renting Multi-Family Units, Paying \$50.00 and Over for Rent Plus Transportation

By Income Status, and Principal Income Earner, by Marital Status, by Sex; by Number of Persons in Family and Number of Rooms in Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status					
		Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status			
				Single by Sex		Married by Sex	
Number of Income Earners Reporting Number of Persons in Family-Total							
1 Person	432	149	283	35	34	209	5
2 Persons							
3 Persons							
4 Persons							
5 Persons							
6 Persons and Over							
Percentage Distribution Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Person	.5	--	.7	2.9	3.0	--	--
2 Persons	19.7	10.1	24.7	14.3	44.1	23.0	40.0
3 Persons	29.2	24.2	31.2	25.6	17.6	34.4	40.0
4 Persons	24.7	24.8	24.7	25.7	17.6	26.3	--
5 Persons	16.0	22.8	12.4	17.1	11.8	11.5	20.0
6 Persons and Over	9.9	18.1	5.7	11.4	5.9	4.8	--
Number of Income Earners Reporting Number of Rooms in Family Unit-Total	429	148	281	35	32	209	5
1 Room							
2 Rooms							
3 Rooms							
4 Rooms							
5 Rooms							
6 Rooms							
7 Rooms							
8 Rooms and Over							
Percentage Distribution Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Room	--	--	--	--	--	--	--
2 Rooms	3	1	2	2	--	--	--
3 Rooms	70	14	56	3	9	43	1
4 Rooms	151	43	108	9	12	85	2
5 Rooms	118	40	78	13	7	56	2
6 Rooms	65	35	30	5	3	22	--
7 Rooms	20	13	7	3	1	3	--
8 Rooms and Over	2	2	--	--	--	--	--

Federal Housing Administration
Division of Economics and Statistics

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in
the Lower East Side of Manhattan.

TABLE 24c

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in Queens, Renting Multi-Family Units, Paying \$50.00 and Over for Rent Plus Transportation

By Income Status, and Principal Income Earner, by Marital Status, by Sex; by Number of Persons in Family and Number of Rooms in Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Reporting Number of Persons in Family-Total	Number of Income Earners Living in Area by Income Status					
			Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status			
					Single by Sex	Married by Sex	Male	Female
Number of Income Earners Reporting Number of Persons in Family-Total	361	121	260	25	24	204	7	
1 Person	5	—	5	2	3	—		
2 Persons	144	36	108	8	4	90	6	
3 Persons	134	29	75	7	11	57	—	
4 Persons	74	26	48	6	3	39	—	
5 Persons	30	14	16	—	2	14	—	
6 Persons and Over	24	16	8	2	1	4	1	
Percentage Distribution Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
1 Person	1.3	—	1.9	8.0	12.5	—	—	
2 Persons	37.8	29.8	41.5	32.0	16.7	44.1	85.7	
3 Persons	27.3	24.0	28.8	25.0	45.8	27.9	—	
4 Persons	19.4	21.5	18.5	24.0	12.5	19.1	—	
5 Persons	7.9	11.5	6.2	—	8.3	6.9	—	
6 Persons and Over	6.3	13.2	3.1	8.0	4.2	2.0	14.3	
Number of Income Earners Reporting Number of Rooms in Family Unit-Total	360	121	259	25	23	204	7	
1 Room	—	—	—	—	—	—	—	
2 Rooms	8	2	6	—	1	5	—	
3 Rooms	131	34	107	8	6	87	6	
4 Rooms	102	37	65	8	4	53	—	
5 Rooms	56	22	44	6	4	33	1	
6 Rooms	47	18	29	2	7	20	—	
7 Rooms	14	8	6	1	1	4	—	
8 Rooms and Over	2	—	2	—	—	2	—	
Percentage Distribution Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
1 Room	—	—	—	—	—	—	—	
2 Rooms	2.1	1.7	2.3	—	4.4	2.4	—	
3 Rooms	37.1	26.1	41.3	32.0	26.1	42.6	85.7	
4 Rooms	26.9	30.6	25.1	32.0	17.4	26.0	—	
5 Rooms	17.4	18.2	17.0	24.0	17.4	16.2	14.3	
6 Rooms	12.4	14.8	11.2	8.0	30.3	9.8	—	
7 Rooms	3.7	6.6	2.3	4.0	4.4	2.0	—	
8 Rooms and Over	.5	—	.8	—	—	1.0	—	

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in
the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 24d

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in Brooklyn, Renting Multi-Family Units, Paying \$50.00 and Over for Rent Plus Transportation

By Income Status, and Principal Income Earner, by Marital Status, by Sex; by Number of Persons in Family and Number of Rooms in Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Reporting Number of Persons in Family-Total	Number of Income Earners Living in Area by Income Status					
			Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status			
					Single by Sex	Married by Sex	Male	Female
Number of Income Earners Reporting Number of Persons in Family-Total	504	156	348	52	54	229	13	
1 Person	14	—	14	7	7	—	—	
2 Persons	145	35	110	12	15	80	3	
3 Persons	145	37	108	13	11	79	5	
4 Persons	93	37	56	9	9	36	2	
5 Persons	69	31	38	5	7	24	2	
6 Persons and Over	38	16	22	6	5	10	1	
Percentage Distribution Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
1 Person	2.6	—	4.1	13.0	13.0	—	—	
2 Persons	28.6	22.4	31.6	23.1	27.8	34.9	23.1	
3 Persons	28.6	23.7	31.0	25.0	29.4	34.5	38.4	
4 Persons	18.4	23.7	16.1	17.3	16.6	15.7	15.4	
5 Persons	15.7	19.9	10.9	9.6	13.0	10.5	15.4	
6 Persons and Over	7.5	10.3	6.3	11.5	9.2	8.4	7.7	
Number of Income Earners Reporting Number of Rooms in Family Unit-Total	501	155	346	52	53	229	12	
1 Room	9	1	8	4	2	2	—	
2 Rooms	14	3	11	5	4	2	—	
3 Rooms	117	26	91	15	67	56	3	
4 Rooms	109	30	79	12	8	45	1	
5 Rooms	95	34	61	9	6	44	4	
6 Rooms	108	42	66	8	10	7	1	
7 Rooms	33	13	20	6	6	6	—	
8 Rooms and Over	16	6	10	2	2	6	—	
Percentage Distribution Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
1 Room	1.8	.6	2.3	7.7	3.8	.9	—	
2 Rooms	2.8	1.9	3.2	9.6	7.5	.9	—	
3 Rooms	23.3	16.8	26.3	11.5	28.3	29.3	25.0	
4 Rooms	21.7	19.4	22.8	23.1	15.1	24.2	25.0	
5 Rooms	19.0	21.9	17.6	17.3	11.3	19.5	8.3	
6 Rooms	21.6	27.1	19.1	15.4	18.9	19.2	33.4	
7 Rooms	6.6	8.4	5.8	11.5	11.3	3.0	8.3	
8 Rooms and Over	3.2	3.9	2.9	3.9	3.8	2.6	—	

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in
the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 24e

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in New Jersey, Renting Multi-Family Units, Paying \$50.00 and Over for Rent Plus Transportation

By Income Status, and Principal Income Earner, by Marital Status, by Sex; by Number of Persons in Family and Number of Rooms in Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status							
		Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status					
				TOTAL	Male	Female	Male	Female	
Number of Income Earners Reporting Number of Persons in Family-Total									
1 Person	279	39	190	19	23	143	—	5	
2 Persons				3	3	—	—	—	
3 Persons	115	26	89	5	10	73	1	4	
4 Persons	88	29	59	4	5	46	—	4	
5 Persons	38	14	24	3	3	18	—	—	
6 Persons and Over	22	10	12	2	5	5	—	—	
Total				—	—	1	—	—	
1 Person	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
2 Persons	1.1	—	1.6	15.3	—	—	—	—	
3 Persons	11.2	29.3	46.8	25.3	43.5	51.0	20.0	—	
4 Persons	31.5	32.6	31.1	21.1	21.7	32.2	80.0	—	
5 Persons	13.6	15.7	12.6	15.8	13.1	12.6	—	—	
6 Persons and Over	7.9	11.2	6.3	10.5	21.7	3.5	—	—	
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
1 Room	274	39	125	17	24	140	5		
2 Rooms				1	1	—	—	—	
3 Rooms	7	2	5	1	1	3	—	—	
4 Rooms	79	22	57	3	6	47	1		
5 Rooms	61	20	41	1	5	34	2		
6 Rooms	66	17	49	3	8	37	1		
7 Rooms	45	19	26	7	1	17	1		
8 Rooms and Over	10	7	3	—	1	2	—	—	
Total				1	2	—	—	—	
1 Room	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
2 Rooms	.4	—	.5	5.9	—	—	—	—	
3 Rooms	2.6	2.3	2.7	5.9	4.2	2.1	—	—	
4 Rooms	25.5	24.7	30.5	17.6	25.0	33.6	20.0	—	
5 Rooms	22.3	22.4	22.2	5.9	20.6	24.3	40.0	—	
6 Rooms	24.1	19.1	26.5	17.6	33.3	26.4	20.0	—	
7 Rooms	16.4	21.3	14.1	41.2	4.2	12.2	20.0	—	
8 Rooms and Over	3.6	7.9	1.6	—	4.2	1.4	—	—	

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in
the Lower East Side of Manhattan.

Federal Housing Administration
Division of Economics and Statistics

TABLE 24f

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in Suburban New York, Renting Multi-Family Units, Paying \$50.00 and Over for Rent Plus Transportation

By Income Status, and Principal Income Earner, by Marital Status, by Sex; by Number of Persons in Family and Number of Rooms in Family Unit

	Total No. of Income Earners Living in Area	Number of Income Earners Living in Area by Income Status							
		Not Principal Income Earner	Principal Income Earner	Principal Income Earner by Marital Status					
				TOTAL	Male	Female	Male	Female	
Number of Income Earners Reporting Number of Persons in Family-Total									
1 Person	177	42	135	13	7	111	3		
2 Persons				4	3	1	—	—	
3 Persons	73	13	60	5	3	52	—	—	
4 Persons	51	9	42	3	1	36	2		
5 Persons	25	9	16	—	1	15	—	—	
6 Persons and Over	16	8	5	1	—	6	1	—	
Total				—	—	—	—	—	
1 Person	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
2 Persons	2.3	—	3.0	23.1	14.3	—	—	—	
3 Persons	41.3	31.0	44.4	35.4	42.8	46.9	—	—	
4 Persons	28.5	21.4	31.1	25.1	14.3	32.4	66.7	—	
5 Persons	18.1	21.4	11.9	—	14.3	13.5	—	—	
6 Persons and Over	9.0	19.0	5.9	7.7	—	5.4	33.3	—	
Number of Income Earners Reporting Number of Rooms in Family Unit-Total									
1 Room	176	42	136	14	7	112	3		
2 Rooms				2	1	—	—	—	
3 Rooms	45	10	35	2	—	29	—	—	
4 Rooms	51	7	44	2	1	36	3		
5 Rooms	49	15	34	5	3	26	—	—	
6 Rooms	21	5	13	—	1	12	2	—	
7 Rooms	5	1	4	2	—	2	—	—	
8 Rooms and Over	3	1	2	—	—	2	—	—	
Total				—	—	—	—	—	
1 Room	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
2 Rooms	1.1	—	1.5	—	—	1.8	—	—	
3 Rooms	25.3	23.6	25.7	25.6	25.9	—	—	—	
4 Rooms	26.7	16.7	32.3	14.3	14.3	35.9	100.0	—	
5 Rooms	27.5	35.7	25.0	35.7	42.8	25.2	—	—	
6 Rooms	11.6	19.0	9.6	—	14.3	10.7	—	—	
7 Rooms	2.8	2.4	2.9	14.3	—	1.8	—	—	
8 Rooms and Over	1.7	2.4	1.5	—	—	1.8	—	—	

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in
the Lower East Side of Manhattan.

Federal Housing Administration
Division of Economics and Statistics

APPENDIX I

TABLE 25

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area, Renting Multi-Family Units, Paying \$50.00 and Over for Rent Plus Transportation

	Total Reporting Number of Rooms	Number of Earners by Number of Rooms in Family Unit						
		1 Room	2 Rooms	3 Rooms	4 Rooms	5 Rooms	6 Rooms	7 Rooms and Over
Total Number of Income Earners Reporting Number of Persons								
1 Person	2,446	52	112	514	615	507	151	159
2 Persons	103	43	24	23	5	2	--	2
3 Persons	826	15	83	463	142	89	26	8
4 Persons	652	1	7	109	262	167	74	22
5 Persons	337	--	1	10	149	128	103	40
6 Persons	245	--	--	3	46	76	22	36
6 Persons and over	172	--	--	--	9	43	52	72
Percentage Distribution-Total								
1 Person	4.2	17.9	23.5	3.7	.7	.4	--	1.3
2 Persons	33.5	25.4	69.8	75.4	32.6	17.6	21.3	5.0
3 Persons	100.0	1.0	10.7	50.4	44.1	30.2	12.4	1.4
4 Persons	11.8	--	.8	2.6	20.5	21.2	20.2	2.2
5 Persons	12.1	--	--	.5	7.6	15.4	23.2	22.0
6 Persons and over	7.0	--	--	--	1.4	8.5	19.3	32.7
Percentage Distribution-Total								
1 Person	100.0	2.4	4.9	26.1	26.2	29.9	18.4	6.1
2 Persons	100.0	41.8	27.2	22.3	14.9	6.0	--	1.9
3 Persons	100.0	1.1	10.7	50.4	44.1	30.2	12.4	1.4
4 Persons	100.0	1.1	1.1	15.4	42.6	25.2	11.2	3.3
5 Persons	100.0	--	.2	3.0	34.1	29.3	23.6	9.2
6 Persons and over	100.0	--	--	1.2	19.5	31.7	33.8	14.2
Total Number of Principal Earners Reporting Number of Persons								
1 Person	1,687	54	95	472	450	334	205	77
2 Persons	132	63	22	5	2	--	2	2
3 Persons	635	10	62	350	115	72	22	5
4 Persons	664	1	4	88	151	119	51	14
5 Persons	269	--	1	11	109	78	53	22
6 Persons	129	--	--	1	26	42	43	17
6 Persons and over	72	--	--	--	8	21	26	17
Percentage Distribution-Total								
1 Person	6.9	79.6	79.5	47.1	1.1	.6	--	2.5
2 Persons	37.7	18.5	65.3	78.2	21.6	21.6	10.7	4.5
3 Persons	21.6	1.1	1.5	18.6	42.4	35.6	24.9	18.2
4 Persons	16.6	--	1.0	2.3	23.3	21.4	30.7	26.6
5 Persons	7.6	--	.2	.2	5.8	12.5	21.0	22.1
6 Persons and over	4.3	--	--	--	1.8	6.2	12.7	22.1
Percentage Distribution-Total								
1 Person	100.0	3.7	5.6	25.7	19.8	12.2	4.5	--
2 Persons	100.0	42.2	27.5	21.6	4.9	1.9	--	1.9
3 Persons	100.0	1.6	9.7	55.0	18.1	11.3	3.5	.5
4 Persons	100.0	.2	.9	18.8	40.5	25.4	10.9	3.0
5 Persons	100.0	--	.3	3.9	37.5	27.9	22.5	7.9
6 Persons and over	100.0	--	--	.7	20.2	32.6	33.3	13.2
Total Number of Non Principal Earners Reporting Number of Persons								
1 Person	759	5	24	142	185	173	148	82
2 Persons	1	--	--	1	--	--	1	--
3 Persons	190	5	21	113	27	11	4	3
4 Persons	138	--	3	21	41	40	23	8
5 Persons	157	--	5	44	50	40	18	--
6 Persons	117	--	--	2	22	36	39	18
6 Persons and over	100	--	--	--	1	22	42	35
Percentage Distribution-Total								
1 Person	100.0	.6	3.2	18.7	26.4	22.8	19.5	10.8
2 Persons	100.0	--	2.6	11.1	59.5	14.2	6.9	2.1
3 Persons	100.0	--	1.5	10.8	46.9	24.8	11.9	4.1
4 Persons	100.0	--	--	3.2	26.0	31.8	25.5	11.5
5 Persons	100.0	--	--	1.7	18.8	30.8	33.3	19.4
6 Persons and over	100.0	--	--	--	1.0	22.0	42.0	35.0
Percentage Distribution-Total								
1 Person	100.0	--	100.0	100.0	100.0	100.0	100.0	100.0
2 Persons	25.0	100.0	87.5	79.6	14.6	9.8	2.7	3.6
3 Persons	25.6	--	12.5	14.8	49.2	27.8	15.6	9.7
4 Persons	20.7	--	--	3.5	23.8	26.9	27.0	22.0
5 Persons	15.4	--	--	1.4	11.9	20.8	26.4	22.0
6 Persons	13.2	--	--	--	.5	12.7	26.4	42.7

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in
the Lower East Side of Manhattan

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TABLE 25a

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area, Renting Multi-Family Units, Paying \$50.00 to \$59.99 for Rent Plus Transportation

	Total Reporting Number of Rooms	Number of Earners by Number of Rooms in Family Unit						
		1 Room	2 Rooms	3 Rooms	4 Rooms	5 Rooms	6 Rooms	7 Rooms and Over
Total Number of Income Earners Reporting Number of Persons								
1 Person	1,253	37	53	369	319	259	163	53
2 Persons	54	26	15	9	--	--	--	2
3 Persons	14	6	32	50	41	9	--	1
4 Persons	216	1	3	63	29	79	35	6
5 Persons	253	--	--	11	97	36	53	16
6 Persons and over	119	--	--	4	42	34	13	12
Percentage Distribution-Total								
1 Person	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2 Persons	39.1	21.6	65.0	77.2	18.6	5.5	--	3.8
3 Persons	25.8	2.7	5.7	17.1	40.4	20.5	21.1	1.6
4 Persons	20.2	--	3.0	30.4	29.4	32.5	30.2	--
5 Persons	9.5	--	--	3	9.1	16.2	20.9	24.5
6 Persons and over	5.5	--	--	1.3	8.1	19.6	22.6	--
Percentage Distribution-Total								
1 Person	100.0	1.0	4.2	29.4	25.5	20.7	13.0	4.2
2 Persons	100.0	51.9	27.8	15.6	--	--	--	3.7
3 Persons	100.0	1.3	6.0	64.8	13.7	9.3	2.0	.4
4 Persons	100.0	--	.9	19.8	40.6	24.9	11.0	2.5
5 Persons	100.0	--	--	4.3	38.6	30.0	21.0	6.3
6 Persons and over	100.0	--	--	6.6	35.3	26.6	10.9	--
Total Number of Principal Earners Reporting Number of Persons								
1 Person	950	36	45	294	242	189	111	33
2 Persons	54	28	15	9	--	--	2	2
3 Persons	357	7	26	222	54	35	9	2
4 Persons	245	1	2	54	93	62	28	5
5 Persons	184	--	--	9	78	52	39	10
6 Persons and over	72	--	--	17	27	18	10	4
Percentage Distribution-Total								
1 Person	100.0	3.7	33.4	3.1	--	--	--	6.1
2 Persons	37.6	19.4	62.2	75.5	22.3	18.5	6.1	--
3 Persons	25.6	2.8	4.4	18.3	38.4	32.8	25.2	35.1
4 Persons	19.4	--	--	3.1	30.6	35.2	30.3	--
5 Persons	7.5	--	--	1.0	12.0	15.6	30.3	--
6 Persons and over	4.0	--	--	1.7	6.9	15.3	12.1	--
Percentage Distribution-Total								
1 Person	100.0	3.6	4.7	30.9	25.5	19.9	11.7	3.5
2 Persons	100.0	51.9	27.6	16.6	--	--	--	3.7
3 Persons	100.0	2.0	7.6	62.2	15.1	9.8	2.5	.6
4 Persons	100.0	.4	.8	22.1	34.0	25.3	11.1	2.0
5 Persons	100.0	--	--	4.9	40.2	28.1	21.2	5.4
6 Persons and over	100.0	--	--	21.6	31.5	29.0	13.9	--
Total Number of Non Principal Earners Reporting Number of Persons								
1 Person	303	1	6	75	77	70	52	20
2 Persons	83	1	7	63	6	6	--	--
3 Persons	73	--	--	9	36	17	7	3
4 Persons	69	--	--	2	23	24	14	3
5 Persons	47	--	--	1	12	15	16	3
6 Persons and over	31	--	--	--	6	35	8	6
Percentage Distribution-Total								
1 Person	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2 Persons	27.4	100.0	87.5	84.0	7.1	8.6	--	--
3 Persons	24.1	--	12.5	12.0	46.8	24.3	13.5	15.0
4 Persons	22.8	--	--	2.7	29.9	34.3	26.9	30.0
5 Persons	15.5	--	--	1.3	15.6	21.		

APPENDIX I

TABLE 25b

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan,
Below 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area,
Renting Multi-Family Units, Paying \$60.00 to \$74.99 for Rent Plus Transportation

By Income Status, by Number of Rooms, and by Number of Persons in the Family

	Total Reporting Number of Rooms	Number of Earners by Number of Rooms in Family Unit						
		1 Room	2 Rooms	3 Rooms	4 Rooms	5 Rooms	6 Rooms	7 Rooms and Over
Total Number of Income Earners Reporting Number of Persons								
1 Person	736	16	35	168	194	151	118	56
2 Persons	30	11	9	7	2	1	--	--
3 Persons	236	5	24	122	50	25	9	2
4 Persons	206	--	1	34	32	25	25	2
5 Persons	112	--	1	4	34	29	28	16
6 Persons	86	--	1	14	27	28	16	16
6 Persons and over	68	--	--	2	17	28	21	21
Percentage Distribution-Total								
1 Person	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2 Persons	4.0	58.8	25.7	13.9	2.6	--	--	--
3 Persons	35.9	31.2	68.5	72.6	25.8	16.6	7.7	1.7
4 Persons	27.9	--	2.9	20.2	17.5	18.8	21.2	3.6
5 Persons	15.2	--	2.9	2.4	17.5	19.2	23.7	26.6
6 Persons	11.7	--	--	.6	7.2	17.9	23.7	26.6
6 Persons and over	9.2	--	--	--	1.0	11.3	23.7	37.5
Percentage Distribution-Total								
1 Person	100.0	2.1	6.7	22.8	26.3	20.5	16.0	7.6
2 Persons	100.0	36.7	30.0	23.3	5.7	3.3	--	--
3 Persons	100.0	2.1	10.2	51.7	21.2	10.6	3.8	.4
4 Persons	100.0	--	.5	16.5	44.7	25.2	12.1	1.0
5 Persons	100.0	--	.8	3.6	30.4	25.9	25.0	14.3
6 Persons	100.0	--	--	1.1	16.3	31.4	12.2	18.6
6 Persons and over	100.0	--	--	--	2.9	25.0	41.2	30.9
Total Number of Principal Earners Reporting Number of Persons								
1 Person	482	13	30	127	132	95	61	24
2 Persons	29	11	9	6	1	--	--	--
3 Persons	181	2	19	92	40	20	8	--
4 Persons	103	--	27	59	37	15	1	--
5 Persons	67	--	1	2	21	18	15	10
6 Persons	42	--	--	--	6	11	15	7
6 Persons and over	23	--	--	--	2	6	7	6
Percentage Distribution-Total								
1 Person	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2 Persons	5.0	84.2	20.0	4.7	1.5	1.1	--	--
3 Persons	37.6	15.4	63.4	72.4	30.3	21.1	13.1	--
4 Persons	29.0	--	3.3	21.3	44.7	38.9	24.6	4.1
5 Persons	13.9	--	3.3	1.6	15.9	18.9	24.6	81.7
6 Persons	8.7	--	--	--	6.1	11.6	26.2	29.2
6 Persons and over	4.5	--	--	--	1.5	8.4	11.5	25.0
Percentage Distribution-Total								
1 Person	100.0	2.7	6.2	26.3	27.4	19.7	12.7	5.0
2 Persons	100.0	37.9	31.1	20.7	5.9	3.4	--	--
3 Persons	100.0	1.1	10.5	50.8	22.1	11.1	4.4	--
4 Persons	100.0	--	.7	19.3	42.2	26.4	10.7	.7
5 Persons	100.0	--	1.5	3.0	31.3	25.9	22.6	18.9
6 Persons	100.0	--	--	--	19.0	26.5	38.1	16.7
6 Persons and over	100.0	--	--	--	5.7	34.8	30.4	26.1
Total Number of Not Principal Earners Reporting Number of Persons								
1 Person	256	3	5	41	62	56	57	32
2 Persons	1	--	--	--	5	5	1	--
3 Persons	22	3	5	30	10	5	1	--
4 Persons	68	--	--	7	33	15	10	1
5 Persons	45	--	--	2	13	11	13	6
6 Persons	44	--	--	1	6	16	12	9
6 Persons and over	45	--	--	--	9	21	15	--
Percentage Distribution-Total								
1 Person	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2 Persons	21.5	100.0	100.0	73.2	16.1	8.9	1.6	3.1
3 Persons	25.8	--	--	17.1	53.2	26.8	17.5	3.1
4 Persons	17.6	--	--	4.9	21.0	19.6	22.8	18.8
5 Persons	17.2	--	--	2.4	9.7	28.6	21.1	28.1
6 Persons	17.6	--	--	--	16.1	36.8	46.9	--
Percentage Distribution-Total								
1 Person	100.0	--	--	100.0	--	--	--	--
2 Persons	100.0	5.5	9.1	54.5	18.2	9.1	1.5	1.8
3 Persons	100.0	--	--	10.5	50.0	22.7	15.2	1.5
4 Persons	100.0	--	--	4.4	26.0	24.5	28.9	12.3
5 Persons	100.0	--	--	2.3	13.5	24.6	27.1	20.4
6 Persons	100.0	--	--	--	20.0	46.7	33.3	--

Sources: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in
the Lower East Side of Manhattan.

Federal Housing Administration
Division of Economics and Statistics

APPENDIX I

TABLE 25c

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan,
Below 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area,
Renting Multi-Family Units, Paying \$75.00 to \$99.99 for Rent Plus Transportation

By Income Status, by Number of Rooms, and by Number of Persons in the Family

	Total Reporting Number of Rooms	Number of Earners by Number of Rooms in Family Unit						
		1 Room	2 Rooms	3 Rooms	4 Rooms	5 Rooms	6 Rooms	7 Rooms and Over
Total Number of Income Earners Reporting Number of Persons								
1 Person	286	4	20	53	82	56	42	29
2 Persons	12	3	3	5	1	--	--	--
3 Persons	87	1	14	39	19	12	1	1
4 Persons	94	--	3	44	21	10	4	--
5 Persons	45	--	--	12	18	13	3	4
6 Persons	30	--	1	3	7	16	3	3
6 Persons and over	20	--	--	3	2	2	13	13
Percentage Distribution-Total								
1 Person	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2 Persons	4.2	75.0	15.0	9.4	1.2	--	--	--
3 Persons	25.0	25.0	73.6	23.1	21.4	2.3	3.4	--
4 Persons	15.0	--	15.0	15.1	5.7	23.0	2.6	--
5 Persons	10.5	--	--	1.9	18.6	32.0	31.0	13.5
6 Persons	7.0	--	--	3.7	12.5	38.1	10.4	44.8
Percentage Distribution-Total								
1 Person	100.0	25.0	28.1	41.1	8.3	1.1	--	--
2 Persons	100.0	1.1	16.1	44.9	28.3	13.8	1.1	1.1
3 Persons	100.0	--	3.2	8.5	46.3	22.4	10.6	8.5
4 Persons	100.0	--	--	2.7	32.6	30.2	9.3	--
5 Persons	100.0	--	3.3	10.0	23.3	51.4	10.0	65.0
6 Persons and over	100.0	--	--	15.0	10.0	10.0	65.0	--
Total Number of Principal Earners Reporting Number of Persons								
1 Person	185	4	14	39	59	33	22	14
2 Persons	12	3	5	1	--	--	--	--
3 Persons	64	1	10	28	14	9	1	--
4 Persons	67	--	1	5	34	14	6	6
5 Persons	20	--	--	7	6	6	1	--
6 Persons	13	--	--	1	4	7	1	6
Percentage Distribution-Total								
1 Person	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2 Persons	6.5	75.0	21.4	12.8	1.7	--	--	--
3 Persons	34.6	25.0	71.5	71.8	23.7	4.6	7.1	--
4 Persons	36.2	--	7.1	12.8	57.6	42.6	31.8	42.9
5 Persons	10.8	--	--	11.9	18.2	27.2	7.1	--
6 Persons	4.9	--	--	2.6	1.7	31.5	42.9	--
Percentage Distribution-Total								
1 Person	100.0	2.1	7.6	21.1	31.9	17.8	11.9	7.6
2 Persons	100.0	25.0	61.7	8.3	--	--	--	--
3 Persons	100.0	1.6	15.6	43.8	21.9	14.1	1.5	1.5
4 Persons	100.0	--	1.5	7.5	50.7	20.9	10.4	9.0
5 Persons	100.0	--	--	35.0	30.0	30.0	5.0	--
6 Persons and over	100.0	--	--	7.7	17.7	33.8	1.1	66.7
Total Number of Not Principal Earners Reporting Number of Persons								
1 Person	101	--	6	14	23	23	20	15
2 Persons	23	--	1	11	5	3	--	--
3 Persons	27	--	2	3	10	7	3	2
4 Persons	23	--	--	--	5	8	7	3
5 Persons	17	--	--	--	2	3	9	3
6 Persons	11	--	--	--	1	2	1	7
Percentage Distribution-Total								
1 Person	100.0	--	--					

TABLE 25d

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area, Renting Multi-Family Units, Paying \$100.00 and Over for Rent Plus Transportation

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in
The Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 26

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in Manhattan, Renting Multi-Family Units.
Paying \$50.00 and Over for Rent Plus Transportation

By Income Status, by Number of Rooms, and by Number of Persons in the Family								
	Total Reporting Number of Rooms	Number of Earners by Number of Rooms in Family Unit						
	1 Room	2 Rooms	3 Rooms	4 Rooms	5 Rooms	6 Rooms	7 Rooms and over	
Total Number of Income Earners Reporting Number of Persons	686	47	85	166	161	113	67	49
1 Person	75	35	22	13	21	2	1	—
2 Persons	207	11	59	127	41	25	7	2
3 Persons	151	1	1	25	69	33	15	4
4 Persons	102	—	—	2	39	26	22	11
5 Persons	43	—	—	1	6	18	9	9
6 Persons and over	46	—	—	2	8	5	14	22
Percentage Distribution-Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Person	11.0	74.6	25.9	7.8	2.5	9	—	2.0
2 Persons	39.3	23.4	69.8	75.3	25.5	22.1	10.5	4.1
3 Persons	21.9	2.1	4.7	15.1	42.9	29.2	22.4	8.2
4 Persons	14.8	—	—	1.2	24.2	24.8	32.8	22.4
5 Persons	6.3	—	—	6	3.7	15.9	13.4	16.4
6 Persons and over	6.7	—	—	—	1.2	7.1	20.9	14.9
Percentage Distribution-Total	100.0	6.8	12.8	23.4	16.4	9.7	7.1	
1 Person	100.0	46.1	28.9	17.1	5.3	1.3	—	1.3
2 Persons	100.0	4.0	21.9	16.3	15.2	9.3	2.6	.7
3 Persons	100.0	—	7.6	16.6	45.7	21.9	9.9	2.6
4 Persons	100.0	—	—	1.6	38.2	27.5	21.5	10.8
5 Persons	100.0	—	—	2.3	14.0	41.9	20.9	20.9
6 Persons and over	100.0	—	—	—	4.4	17.4	37.4	47.5
Total Number of Principal Earners Reporting Number of Persons	484	43	69	130	113	68	41	20
1 Person	75	32	22	12	29	15	5	—
2 Persons	204	—	47	29	17	14	21	2
3 Persons	97	1	2	17	44	21	10	2
4 Persons	57	—	—	1	31	13	17	5
5 Persons	23	—	—	1	4	10	5	3
6 Persons and over	18	—	—	—	2	5	4	7
Percentage Distribution-Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Person	15.5	81.4	31.9	9.2	3.5	1.5	—	5.0
2 Persons	42.2	16.3	65.2	76.2	24.8	25.6	12.2	10.0
3 Persons	20.0	2.3	2.9	13.0	39.0	30.9	24.4	10.0
4 Persons	11.8	—	—	—	27.4	19.1	11.5	25.0
5 Persons	4.8	—	—	—	3.5	14.7	12.2	15.0
6 Persons and over	3.7	—	—	—	1.8	7.3	4.7	35.0
Percentage Distribution-Total	100.0	8.9	14.1	26.2	23.3	11.0	3.5	4.1
1 Person	100.0	46.7	29.4	16.0	5.3	1.3	—	1.3
2 Persons	100.0	3.4	22.1	45.3	13.7	8.6	2.5	1.0
3 Persons	100.0	1.0	2.1	17.0	42.4	20.4	10.3	2.1
4 Persons	100.0	—	—	—	46.3	19.4	25.4	—
5 Persons	100.0	—	—	—	17.4	43.5	21.7	13.1
6 Persons and over	100.0	—	—	—	11.1	27.6	22.2	38.9
Total Number of Non Principal Earners Reporting Number of Persons	204	4	16	36	kg	45	26	29
1 Person	1	—	—	1	—	—	—	—
2 Persons	55	4	14	26	13	7	—	—
3 Persons	54	—	2	8	25	12	5	2
4 Persons	35	—	—	1	8	15	4	6
5 Persons	20	—	—	—	2	8	4	6
6 Persons and over	28	—	—	—	—	3	10	15
Percentage Distribution-Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Person	—	—	—	2.8	—	—	—	—
2 Persons	32.4	—	87.5	72.2	27.1	15.6	7.7	—
3 Persons	26.5	100.0	12.5	22.2	52.1	26.7	19.2	6.9
4 Persons	17.2	—	—	2.8	16.7	33.9	19.2	20.7
5 Persons	9.5	—	—	—	4.1	17.8	15.4	20.7
6 Persons	13.7	—	—	—	—	5.6	38.5	51.7
Percentage Distribution-Total	100.0	2.0	7.8	17.7	21.5	22.1	12.7	14.2
1 Person	100.0	—	—	100.0	—	—	—	—
2 Persons	100.0	6.1	21.2	39.1	14.3	15.6	5.9	—
3 Persons	100.0	—	3.7	1.4	46.3	22.9	9.3	3.7
4 Persons	100.0	—	—	—	22.9	42.9	14.3	17.1
5 Persons	100.0	—	—	—	10.0	40.0	20.0	30.0
6 Persons and over	100.0	—	—	—	—	10.7	35.7	53.6

Source: Questionnaire Sample, November, 1936
Analysis of Demand for Apartments in
the Lower East Side of Manhattan

APPENDIX I

TABLE 27

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Above and Below 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area
By Work Location, by Number of Income Earners, by Number of Persons, by Number of Children Under 16 Years of Age in the Family

Number of Persons in Family	Number of Children in Family	Total Income Earners Above and Below 14th Street			Total Income Earners Below 14th Street			Total Income Earners Above 14th Street				
		Earnings Per Family			Earnings Per Family			Earnings Per Family				
		Total	1	2	3	Earners	1	2	3	Earners	1	2
Total Reports on Family Composition												
1 Person	Total	1,021	1,018	2	1	60	602	—	—	419	416	2
2 Persons	Total	5,666	3,014	2,651	—	1,443	2,204	1,239	—	2,322	810	1,112
	No Children	5,553	2,914	2,655	—	1,386	2,151	1,225	—	2,167	767	1,000
	1 Child	112	96	15	—	57	53	4	—	55	43	12
3 Persons	Total	5,532	2,987	2,215	330	3,691	2,283	1,298	160	1,844	704	967
	No Children	5,122	2,943	1,865	314	1,927	667	1,107	153	1,195	275	758
	1 Child	2,304	2,016	336	14	1,734	1,599	129	6	630	417	205
	2 Children	46	28	16	2	17	12	1	16	11	4	1
4 Persons	Total	4,953	2,108	1,847	998	3,115	1,646	970	59	1,836	653	877
	No Children	2,154	1,238	878	899	1,186	169	561	49	649	466	634
	1 Child	1,144	759	641	59	991	351	38	53	529	359	57
	2 Children	1,502	1,450	132	10	1,281	1,171	57	3	161	289	56
	3 Children	16	13	3	—	7	1	—	8	6	2	7
5 Persons	Total	3,932	1,816	1,133	1,702	645	534	513	1,330	183	529	618
	No Children	1,064	446	290	715	507	33	157	357	199	15	123
	1 Child	632	52	400	350	400	24	204	142	432	26	196
	2 Children	268	323	149	14	203	151	14	263	51	172	35
	3 Children	518	644	60	—	387	355	22	—	79	38	14
6 Persons and over	Total	2,958	1,662	805	1,587	1,409	365	374	670	1,343	97	431
	No Children	1,254	125	93	292	122	29	35	391	7	37	27
	1 Child	508	22	104	244	15	65	164	150	75	276	—
	2 Children	688	47	273	358	333	42	136	155	355	15	137
	3 Children	968	364	305	294	296	124	115	429	98	122	179
Percentage Distribution—Total												
1 Person	Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2 Persons	Total	4.4	9.8	—	—	4.3	7.8	—	—	4.6	15.6	—
	No Children	24.6	26.9	32.9	—	20.7	26.4	28.4	—	24.4	30.3	33.9
	1 Child	1.9	1.9	2.2	—	1.4	7	1	—	0.6	1.1	—
3 Persons	Total	29.0	28.7	29.4	8.2	26.4	29.4	26.6	6.7	29.3	22.0	7.7
	No Children	13.9	9.1	21.7	7.8	13.8	8.5	29.4	8.3	13.2	18.7	7.1
	1 Child	10.3	19.3	3.9	1.3	12.8	20.5	3.0	1.1	6.9	15.6	4.6
	2 Children	2.3	.3	.1	.1	2	2	.1	.2	.1	2	.6
4 Persons	Total	21.5	20.2	21.5	24.7	22.3	21.2	22.2	27.1	20.2	17.1	20.6
	No Children	9.3	2.3	11.6	22.2	8.5	2.2	12.6	25.2	10.4	2.6	19.7
	1 Child	5.2	3.6	8.4	2.2	4.9	3.8	8.1	1.7	5.7	3.7	8.6
	2 Children	16.0	1.0	3	8.9	15.1	1.5	2.0	2.0	18.8	1.6	—
	3 Children	.1	—	—	—	—	—	—	—	1.1	—	—
5 Persons	Total	13.2	8.0	12.4	27.9	32.2	8.5	12.2	27.8	18.6	6.8	12.9
	No Children	1.6	1.3	1.7	17.8	3.9	1.4	1.6	10.1	4.5	1.0	8.5
	1 Child	1.6	1.6	1.6	6.6	2.9	.7	4.7	7.7	4.5	1.0	8.5
	2 Children	2.8	2.5	3.8	1.2	2.6	3.4	.7	2.9	2.0	4.1	1.6
	3 Children	2.3	4.2	.6	.3	2.8	4.8	.4	—	1.1	3.0	.6
6 Persons and over	Total	12.3	4.4	9.4	19.2	10.1	4.7	8.6	36.4	15.9	3.6	10.2
	No Children	2.6	1.2	1.0	12.2	9.1	1.2	1.1	12.5	3.3	—	11.7
	1 Child	2.0	2.0	1.2	12.9	1.4	2.2	2.9	12.9	3.2	1.0	12.7
	2 Children	3.0	3.2	3.2	2.4	3.6	3.1	2.8	1.9	3.5	1.5	9.2
	3 Children	4.1	3.5	3.6	7.3	3.8	3.8	2.9	6.3	4.7	4.3	8.1

Sources: Questionnaire Sample, November, 1936
Analysis of Demand for Apartments in
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TABLE 27a

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area

By Income Status, by Number of Income Earners, by Number of Persons, by Number of Children Under 16 Years of Age in the Family

Number of Persons in Family	Number of Children in Family	Total Not Principal Income Earners			Total Principal Income Earners				
		Total Income Earners	1 Earner	2 Earners	3 Earners and Over	Total Income Earners	1 Earner	2 Earners	3 Earners and Over
Total Reports on Family Composition									
1 Person	Total	3,634	6	2,255	1,371	10,328	602	602	—
2 Persons	No Children	659	4	655	—	2,784	2,200	564	—
	1 Child	656	4	652	—	2,730	2,147	563	—
	2 Children	53	3	53	—	54	53	1	—
3 Persons	No Children	806	2	690	114	2,885	2,221	555	46
	1 Child	727	2	615	4	1,220	1,065	482	42
	2 Children	68	—	64	—	1,599	676	17	1
	3 Children	11	—	11	—	19	17	1	—
4 Persons	No Children	899	1	511	387	2,216	1,644	459	113
	1 Child	646	1	285	—	539	168	266	105
	2 Children	218	—	191	27	653	298	160	5
	3 Children	35	—	35	—	1,206	1,171	32	3
5 Persons	No Children	625	—	229	396	1,077	655	305	117
	1 Child	329	—	54	275	218	33	103	82
	2 Children	202	—	91	111	198	54	113	31
	3 Children	82	—	72	—	286	203	79	4
6 Persons and over	No Children	645	1	170	474	764	364	204	196
	1 Child	192	—	18	174	105	12	31	62
	2 Children	143	—	30	113	101	15	35	51
	3 Children	168	—	63	105	165	42	73	50
	4 Children	142	1	59	82	393	295	65	33
Percentage Distribution—Total									
1 Person	Total	—	—	—	—	5.6	7.8	—	—
2 Persons	Total	18.1	50.0	29.0	—	27.0	26.4	27.7	—
	No Children	18.0	50.0	29.9	—	26.5	27.7	27.6	—
	1 Child	.1	—	.1	—	.5	.7	.1	—
3 Persons	Total	22.2	25.0	30.6	8.3	27.9	29.4	26.4	9.7
	No Children	20.0	25.0	27.3	8.0	11.6	8.6	23.3	9.1
	1 Child	1.9	—	2.8	—	16.1	20.6	3.0	.4
	2 Children	.3	—	.5	—	.2	.2	.1	.2
4 Persons	Total	24.7	12.5	22.7	28.2	21.5	21.2	21.8	24.0
	No Children	17.8	12.5	12.6	26.3	5.2	2.2	12.6	22.3
	1 Child	6.0	—	8.5	1.9	4.5	3.8	7.6	1.1
	2 Children	.9	—	1.6	—	11.7	15.1	1.5	.6
	3 Children	—	—	—	—	.1	.1	.1	—
5 Persons	Total	17.2	—	10.2	28.9	10.4	5.5	18.5	24.8
	No Children	9.1	—	2.4	20.1	2.1	.4	4.9	17.4
	1 Child	5.6	—	4.1	8.1	1.9	.7	5.4	6.6
	2 Children	2.2	—	3.2	—	2.6	2.7	3.7	.8
	3 Children	.3	—	.5	—	3.6	4.7	.5	—
6 Persons and over	Total	17.6	12.5	7.5	34.6	7.4	4.7	9.6	41.5
	No Children	9.3	—	2.2	12.7	1.0	.1	1.4	33.1
	1 Child	4.0	—	1.3	8.2	1.0	.2	1.6	10.8
	2 Children	1.6	—	2.8	—	1.5	1.5	1.6	10.6
	3 Children	3.9	12.5	2.6	6.0	3.8	3.1	7.0	—

Sources: Questionnaire Sample, November, 1936
Analysis of Demand for Apartments in
the Lower East Side of Manhattan

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TABLE 27b

Number and Percentage Distribution of Single Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area
By Income Status, by Number of Income Earners, by Number of Persons, by Number of Children Under 16 Years of Age in the Family

Number of Persons in Family	Number of Children in Family	Principal Single Income Earners			Not Principal Single Income Earners			
		Total Income Earners	1 Earner	2 Earners	3 Earners and Over	Total Income Earners	1 Earner	2 Earners
Total Reports in Family Composition								
1 Person	Total	568	568	--	--	--	--	--
2 Persons	Total No Children	650	546	110	--	135	3	132
	1 Child	630	520	110	--	134	3	131
	2 Children	20	20	--	--	1	--	1
3 Persons	Total No Children	643	334	280	29	656	2	557
	1 Child	592	298	265	29	626	2	528
	2 Children	50	35	15	--	19	--	16
	3 Children	1	1	--	--	11	--	11
4 Persons	Total No Children	368	197	195	66	768	1	419
	1 Child	272	65	142	65	578	1	249
	2 Children	71	23	47	1	184	--	164
	3 Children	24	18	6	--	6	--	--
5 Persons	Total No Children	224	38	112	74	553	--	186
	1 Child	142	17	64	61	311	--	51
	2 Children	47	6	31	10	169	--	67
	3 Children	30	10	17	3	68	--	63
	4 Children	5	5	--	--	5	--	5
6 Persons and over	Total No Children	246	38	94	123	553	1	137
	1 Child	86	9	25	52	170	--	15
	2 Children	47	4	18	25	122	--	26
	3 Children	61	5	26	39	137	--	49
	4 Children	51	20	15	16	124	1	47
	5 Children	--	--	--	--	--	--	76
Percentage Distribution-Total								
1 Person	Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2 Persons	Total No Children	21.1	35.0	--	--	--	--	--
	1 Child	24.1	33.2	14.1	--	5.0	42.9	9.2
3 Persons	Total No Children	23.4	32.0	14.1	--	5.0	42.9	9.1
	1 Child	.7	1.2	--	--	--	--	.1
4 Persons	Total No Children	23.5	20.6	35.9	9.9	24.6	28.5	38.9
	1 Child	21.9	18.3	34.0	9.9	23.5	28.5	36.9
	2 Children	1.9	2.2	1.9	--	.7	--	1.3
	3 Children	--	.1	--	--	.4	--	.7
5 Persons	Total No Children	13.6	6.5	25.0	22.5	26.5	18.3	29.3
	1 Child	10.1	4.0	18.2	22.3	21.7	18.3	17.4
	2 Children	2.6	1.4	6.0	.3	6.2	--	11.5
	3 Children	.9	1.1	.5	--	.2	--	.4
	4 Children	--	.1	--	--	--	--	--
6 Persons and over	Total No Children	8.3	2.3	14.3	25.4	20.5	14.3	9.6
	1 Child	5.3	1.0	8.2	20.9	11.7	--	5.6
	2 Children	1.7	.4	4.0	3.5	6.3	--	4.7
	3 Children	1.1	.6	2.1	1.0	2.6	--	4.4
	4 Children	.2	.3	--	--	.2	--	.3
	5 Children	--	--	--	--	--	--	--
	6 Children	--	--	--	--	--	--	--

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan

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TABLE 27c

Number and Percentage Distribution of Married Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area
By Income Status, by Number of Income Earners, by Number of Persons, by Number of Children Under 16 Years of Age in the Family

Number of Persons in Family	Number of Children in Family	Not Principal Married Income Earners			Total Principal Married Earners				
		Total Income Earners	1 Earner	2 Earners	3 Earners and Over	Total Income Earners	1 Earner	2 Earners	3 Earners and Over
Total Reports in Family Composition									
1 Person	Total	969	1	224	144	7,630	6,121	1,329	180
2 Persons	Total No Children	524	1	523	--	2,134	1,660	474	--
	1 Child	522	1	521	2	2,100	1,627	473	--
	2 Children	2	--	--	34	33	1	--	
3 Persons	Total No Children	150	--	133	17	2,242	1,947	278	17
	1 Child	101	--	87	18	608	567	227	14
	2 Children	49	--	46	3	1,616	1,584	50	2
	3 Children	--	--	--	16	16	1	1	
4 Persons	Total No Children	131	--	92	39	1,848	1,537	264	47
	1 Child	68	--	36	32	267	103	124	40
	2 Children	34	--	27	7	392	275	113	4
	3 Children	29	--	29	--	1,182	1,153	26	3
5 Persons	Total No Children	72	--	43	29	853	617	193	43
	1 Child	18	--	3	15	76	16	39	21
	2 Children	33	--	24	9	151	48	82	21
	3 Children	14	--	9	5	256	193	62	1
	4 Children	7	--	7	--	370	360	10	--
6 Persons and over	Total No Children	92	--	35	59	519	366	120	73
	1 Child	22	--	8	19	19	3	6	10
	2 Children	21	--	17	17	54	11	17	26
	3 Children	31	--	14	17	104	37	47	20
	4 Children	18	--	12	6	342	275	50	17
Percentage Distribution-Total									
1 Person	Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
2 Persons	Total No Children	--	--	--	--	.4	.6	--	
	1 Child	54.1	100.0	63.5	--	28.0	27.1	35.7	--
	2 Children	.2	100.0	63.2	.3	27.6	26.6	35.6	--
3 Persons	Total No Children	15.5	--	16.1	11.5	29.4	31.8	20.9	9.4
	1 Child	10.4	--	10.6	9.7	8.0	6.0	17.1	7.8
	2 Children	5.1	--	5.5	2.1	21.2	25.6	3.7	1.1
	3 Children	--	--	--	.2	.2	.1	.5	--
4 Persons	Total No Children	13.5	--	11.2	27.1	24.2	25.1	19.9	26.1
	1 Child	7.0	--	4.4	22.2	3.5	1.7	9.3	22.2
	2 Children	3.5	--	3.3	1.9	5.1	4.5	8.5	2.2
	3 Children	3.0	--	3.5	--	15.5	18.8	2.0	1.7
	4 Children	--	--	--	.1	.1	.1	.1	--
5 Persons	Total No Children	7.4	--	5.2	20.1	11.2	10.1	14.5	23.9
	1 Child	1.9	--	.4	10.4	1.0	.2	2.9	11.7
	2 Children	3.4	--	2.9	6.3	2.0	.8	6.2	11.7
	3 Children	1.4	--	1.1	3.1	3.4	3.2	4.7	.5
	4 Children	.7	--	.5	--	4.8	5.9	.7	--
6 Persons and over	Total No Children	9.5	--	4.0	41.0	6.8	5.3	9.0	40.6
	1 Child	2.3	--	.3	13.2	.2	.4	.6	5.6
	2 Children	3.2	--	.5	11.6	.7	.2	1.3	14.5
	3 Children	1.2	--	1.7	11.6	1.4	.6	3.5	11.1
	4 Children	1.2	--	1.5	4.2	4.5	4.5	3.8	9.4

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan

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TABLE 27d

Number and Percentage Distribution of Principal Married Income Earners, Included in the Sample, Working in Manhattan, Below 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area
By Eligibility*, by Number of Income Earners, by Number of Persons, by Number of Children Under 18 Years of Age in the Family

Number of Persons in Family	Number of Children in Family	Principal Married Eligible Earners			Principal Married Ineligible Earners				
		Earners Per Family			Earners Per Family				
		Total Income Earners	1 Earner	2 & 3 Earners and Over	Total Income Earners	1 Earner	2 & 3 Earners and Over		
Total Reports on Family Composition		4,917	4,092	755	70	2,713	2,029	574	110
1 Person	Total	16	16	--	--	18	18	--	--
2 Persons	Total	1,579	1,223	356	--	555	437	116	--
	No Children	1,566	1,210	356	--	534	417	117	--
	1 Child	13	13	--	--	21	20	1	--
3 Persons	Total	1,463	1,322	135	6	779	625	143	11
	No Children	304	196	102	6	304	171	125	8
	1 Child	1,154	1,122	32	--	462	442	18	2
	2 Children	5	4	1	--	13	12	--	1
4 Persons	Total	1,124	983	122	19	726	594	142	26
	No Children	120	49	56	15	147	94	68	25
	1 Child	199	145	52	2	193	130	61	2
	2 Children	799	784	13	2	383	369	13	1
	3 Children	5	5	1	--	1	--	--	--
5 Persons	Total	462	355	86	21	391	262	107	22
	No Children	29	14	9	9	47	10	25	12
	1 Child	73	22	39	12	78	26	43	9
	2 Children	122	91	31	--	134	102	31	1
	3 Children	238	236	2	--	132	124	8	--
6 Persons and over	Total	273	193	56	24	246	133	64	49
	No Children	4	1	2	1	15	2	4	9
	1 Child	20	3	8	9	34	8	9	17
	2 Children	49	20	23	6	55	17	24	14
	3 Children	200	169	23	8	142	106	27	9
Percentage Distribution-Total		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Person	Total	.3	.4	--	--	.6	.9	--	--
2 Persons	Total	32.1	29.9	47.2	--	20.5	21.5	20.6	--
	No Children	31.8*	29.6	47.2	--	19.7	20.6	20.4	--
	1 Child	.3	.3	--	--	.8	.9	.2	--
3 Persons	Total	29.8	32.3	17.9	8.6	28.7	30.8	24.9	10.0
	No Children	6.2	4.8	13.5	8.6	11.2	8.4	21.8	7.3
	1 Child	23.5	27.4	4.3	--	17.0	21.8	3.1	1.8
	2 Children	.1	.1	--	--	.5	.6	--	.9
4 Persons	Total	22.9	24.0	16.1	27.1	26.7	27.3	24.7	25.5
	No Children	2.4	1.2	7.4	21.5	5.4	2.7	11.8	22.8
	1 Child	4.1	3.5	6.9	2.8	7.1	6.4	10.6	1.8
	2 Children	16.3	19.2	1.7	2.8	14.2	18.2	2.3	.9
	3 Children	.1	.1	--	--	--	--	--	--
5 Persons	Total	9.4	8.7	11.4	30.0	14.4	12.9	18.7	20.0
	No Children	.6	1.5	1.8	12.9	1.7	.5	4.4	10.9
	1 Child	1.5	.5	5.2	17.1	2.9	1.3	7.5	8.2
	2 Children	2.5	2.3	4.1	--	4.9	5.0	5.4	.9
	3 Children	4.8	5.8	.3	--	4.9	6.1	1.4	--
6 Persons and over	Total	5.5	4.7	7.4	34.3	9.1	6.6	11.1	44.5
	No Children	.1	--	.3	1.4	.1	.1	.6	8.2
	1 Child	.4	.1	1.1	12.9	1.3	.4	1.6	15.4
	2 Children	1.0	.5	3.0	8.6	2.0	.8	4.2	12.7
	3 Children	4.0	4.1	3.0	11.4	5.2	5.3	4.7	8.2

*Eligibility - Male tenants only are eligible, all others ineligible.

Sources: Questionnaire Sample, November, 1936
Analysis of Demand for Apartments in
the Lower East Side of Manhattan

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TABLE 27e

Number and Percentage Distribution of Income Earners, Included in the Sample, Working in Manhattan, Above 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area
By Income Status, by Number of Income Earners, by Number of Persons, by Number of Children Under 18 Years of Age in the Family

Number of Persons in Family	Number of Children in Family	Total Not Principal Income Earners			Total Principal Income Earners				
		Earners Per Family			Earners Per Family				
		Total Income Earners	1 Earner	2 & 3 Earners and Over	Total Income Earners	1 Earner	2 & 3 Earners and Over		
Total Reports on Family Composition		4,984	--	3,104	1,580	4,111	2,673	1,114	324
1 Person	Total	--	--	--	--	419	416	2	1
2 Persons	Total	1,038	--	1,038	--	1,184	810	374	--
	No Children	1,030	--	1,030	--	1,137	767	370	--
	1 Child	8	--	8	--	47	43	4	--
3 Persons	Total	832	--	693	139	1,009	704	274	31
	No Children	664	--	531	133	999	527	227	28
	1 Child	166	--	160	6	464	417	45	2
	2 Children	2	--	2	--	14	11	2	1
4 Persons	Total	1,088	--	658	430	750	463	219	68
	No Children	682	--	306	376	267	69	140	55
	1 Child	347	--	299	48	173	99	65	9
	2 Children	58	--	52	6	303	289	13	1
	3 Children	1	--	1	--	7	6	1	--
5 Persons	Total	924	--	391	533	406	183	138	85
	No Children	396	--	279	317	103	15	44	44
	1 Child	313	--	141	172	119	28	55	36
	2 Children	171	--	139	32	97	61	32	3
	3 Children	44	--	32	12	87	79	6	2
6 Persons and over	Total	1,102	--	384	776	343	97	107	139
	No Children	230	--	24	206	71	7	13	51
	1 Child	294	--	55	239	66	7	20	39
	2 Children	264	--	55	169	91	15	42	34
	3 Children	314	--	150	164	115	68	32	15
Percentage Distribution-Total		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Person	Total	--	--	--	--	10.2	15.6	.1	.3
2 Persons	Total	20.8	--	33.5	--	25.8	30.3	33.6	--
	No Children	20.7	--	33.2	--	27.7	28.7	33.2	--
	1 Child	.1	--	.3	--	1.1	1.6	.4	--
3 Persons	Total	16.7	--	22.3	7.3	24.6	26.3	24.6	9.6
	No Children	13.3	--	17.1	7.0	12.9	10.3	20.4	8.7
	1 Child	3.3	--	5.1	.3	11.3	15.6	4.1	.6
	2 Children	--	--	.1	--	.4	.1	.1	.3
4 Persons	Total	21.8	--	21.2	22.9	18.2	17.3	19.7	21.0
	No Children	13.7	--	9.9	20.0	6.5	2.6	12.6	17.9
	1 Child	7.0	--	9.6	2.6	4.2	3.7	5.8	2.8
	2 Children	1.1	--	1.7	.3	7.4	10.8	1.2	.3
	3 Children	--	--	--	--	.1	.2	.1	--
5 Persons	Total	18.6	--	12.6	26.4	9.9	6.9	12.4	26.2
	No Children	8.0	--	2.5	16.9	2.5	.6	4.0	13.6
	1 Child	6.3	--	4.6	9.2	2.9	1.0	4.9	11.1
	2 Children	3.4	--	4.5	1.7	2.4	2.3	3.0	.9
	3 Children	.9	--	1.0	.6	2.1	3.0	.5	.6
6 Persons and over	Total	22.1	--	10.4	41.4	8.3	3.6	9.6	42.9
	No Children	4.6	--	.7	11.0	1.7	.3	1.1	15.8
	1 Child	5.9	--	1.8	12.7	1.6	.3	1.8	12.0
	2 Children	5.3	--	3.1	9.0	2.2	.5	3.6	10.2
	3 Children	6.3	--	4.8	8.7	2.8	2.5	2.9	4.6

Source: Questionnaire Sample, November, 1936
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TABLE 27f
Number and Percentage Distribution of Single Income Earners, Included in the Sample, Working in Manhattan, Above 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area
By Income Status, by Number of Income Earners, by Number of Persons, by Number of Children Under 18 Years of Age in the Family

Number of Persons in Family	Number of Children in Family	Principal Single Income Earners Per Family			Not Principal Single Income Earners Per Family				
		Total Income Earners	1 Earner	2 Earners	3 Earners and Over	Total Income Earners	1 Earner	2 Earners	3 Earners and Over
Total Reports in Family Composition									
		1,736	968	543	225	3,634	--	1,982	1,712
1 Person	Total	385	384	1	--	--	--	--	--
2 Persons	Total	335	251	84	--	192	--	192	--
	No Children	331	247	84	--	185	--	185	7
	1 Child	4	4	--	--	7	--	7	--
3 Persons	Total	374	193	160	21	629	--	521	108
	No Children	328	158	149	21	557	--	454	103
	1 Child	44	34	10	--	71	--	66	5
	2 Children	2	1	1	--	1	--	1	--
4 Persons	Total	265	76	181	46	959	--	574	385
	No Children	198	47	108	43	608	--	272	336
	1 Child	50	23	32	3	316	--	273	43
	2 Children	8	7	1	--	34	--	28	6
	3 Children	1	1	--	--	1	--	1	--
5 Persons	Total	189	41	88	60	833	--	342	491
	No Children	77	12	35	30	353	--	70	293
	1 Child	64	6	31	25	272	--	117	155
	2 Children	36	14	19	3	157	--	126	31
	3 Children	12	7	3	2	41	--	29	12
6 Persons and over	Total	188	21	69	98	1,021	--	293	728
	No Children	50	4	10	36	216	--	23	193
	1 Child	49	2	16	30	272	--	46	226
	2 Children	54	5	25	24	238	--	84	154
	3 Children	36	10	18	8	295	--	140	155
Percentage Distribution-Total									
		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Person	Total	22.2	39.7	.1	--	--	--	--	--
2 Persons	Total	19.3	25.9	15.5	--	5.3	--	10.0	--
	No Children	19.1	25.5	15.5	--	5.1	--	9.6	--
	1 Child	.2	.4	--	--	.2	--	.4	--
3 Persons	Total	21.5	19.9	29.5	9.3	17.3	--	27.1	6.3
	No Children	18.9	16.3	.27.6	9.3	15.3	--	23.6	6.0
	1 Child	2.5	3.5	4.8	--	2.0	--	3.4	.3
	2 Children	.1	.1	.2	--	--	--	.1	--
4 Persons	Total	15.3	5.1	26.0	20.4	26.4	--	29.9	22.5
	No Children	11.4	4.9	19.9	19.1	16.8	--	14.2	19.6
	1 Child	3.3	2.4	5.9	1.3	8.7	--	14.2	2.5
	2 Children	.5	.7	.2	--	.9	--	1.4	.4
	3 Children	.1	.1	--	--	--	--	.1	--
5 Persons	Total	10.9	4.2	16.2	26.7	22.9	--	17.6	26.7
	No Children	4.4	1.2	6.4	13.4	10.0	--	3.6	17.1
	1 Child	3.7	.8	5.7	11.1	7.5	--	6.1	9.1
	2 Children	2.1	1.5	3.5	1.3	4.3	--	6.6	1.8
	3 Children	.7	.7	.6	.9	1.1	--	1.5	.7
6 Persons and over	Total	10.8	2.2	12.7	43.6	26.1	--	15.2	42.5
	No Children	2.9	.4	1.8	16.0	5.9	--	2.1	11.3
	1 Child	2.8	.2	3.0	13.3	7.2	--	2.4	13.2
	2 Children	3.1	.5	4.6	13.7	6.5	--	4.4	9.0
	3 Children	2.0	1.1	3.3	3.6	8.1	--	7.3	9.0

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

APPENDIX I

TABLE 27g

Number and Percentage Distribution of Married Income Earners, Included in the Sample, Working in Manhattan, Above 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area
By Income Status, by Number of Income Earners, by Number of Persons, by Number of Children Under 18 Years of Age in the Family

Number of Persons in Family	Number of Children in Family	Not Principal Married Income Earners Per Family			Total Principal Married Earners Per Family				
		Total Income Earners	1 Earner	2 Earners	3 Earners and Over	Total Income Earners	1 Earner	2 Earners	3 Earners and Over
Total Reports in Family Composition									
		1,350	--	1,182	168	2,375	1,705	571	99
1 Person	Total	--	--	--	--	34	32	1	1
2 Persons	Total	846	--	846	--	849	559	290	--
	No Children	845	--	845	--	806	520	266	--
	1 Child	1	--	1	--	43	39	4	--
3 Persons	Total	203	--	172	31	635	511	114	10
	No Children	107	--	77	30	235	118	78	7
	1 Child	95	--	94	1	420	383	35	2
	2 Children	1	--	1	--	12	10	1	1
4 Persons	Total	129	--	84	45	485	385	76	22
	No Children	74	--	34	40	69	22	32	15
	1 Child	31	--	25	5	115	76	33	6
	2 Children	24	--	24	--	295	282	12	1
	3 Children	--	--	--	--	6	5	1	--
5 Persons	Total	91	--	49	42	217	142	50	25
	No Children	33	--	9	24	26	3	9	14
	1 Child	41	--	24	17	55	20	24	11
	2 Children	14	--	13	1	61	47	14	--
	3 Children	3	--	3	--	75	72	3	--
6 Persons and over	Total	81	--	31	50	155	76	36	41
	No Children	14	--	1	13	21	3	3	15
	1 Child	22	--	9	13	18	5	4	9
	2 Children	26	--	11	15	37	15	17	10
	3 Children	19	--	10	9	79	58	14	7
Percentage Distribution-Total									
		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Person	Total	--	--	--	--	1.4	1.9	.1	1.0
2 Persons	Total	62.7	--	71.6	--	35.8	32.8	50.8	--
	No Children	62.6	--	71.5	--	34.0	30.5	50.1	--
	1 Child	.1	--	.1	--	1.8	2.3	.7	--
3 Persons	Total	15.0	--	14.6	18.4	26.7	30.0	20.0	10.1
	No Children	7.9	--	6.5	17.9	8.5	6.9	13.7	7.1
	1 Child	7.0	--	8.0	.5	17.7	22.5	6.2	2.0
	2 Children	.1	--	.1	--	.5	.6	.1	1.0
4 Persons	Total	9.5	--	7.1	26.5	20.4	22.6	13.7	22.2
	No Children	5.5	--	2.9	23.8	2.9	1.3	5.7	15.2
	1 Child	2.3	--	2.2	3.0	4.3	4.5	5.8	6.0
	2 Children	1.8	--	2.0	--	12.4	16.5	2.1	1.0
	3 Children	--	--	--	--	.3	.3	.1	--
5 Persons	Total	6.7	--	4.1	25.0	9.1	8.3	8.3	25.3
	No Children	2.5	--	.8	14.3	1.1	.1	1.6	14.2
	1 Child	3.0	--	2.0	10.1	2.3	1.2	4.2	11.1
	2 Children	1.0	--	1.1	.6	2.5	2.5	2.5	--
	3 Children	.2	--	.2	--	3.2	4.2	.5	--
6 Persons and over	Total	6.0	--	2.6	29.8	6.5	4.4	6.6	41.4
	No Children	1.0	--	.1	7.7	.5	.1	.5	15.2
	1 Child	1.6	--	.8	7.7	.5	.3	.7	9.1
	2 Children	2.0	--	.9	9.0	1.6	.6	3.0	10.1
	3 Children	1.4	--	.8	5.4	3.3	3.4	2.4	--

Source: Questionnaire Sample, November, 1938
Analysis of Demand for Apartments in the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

TABLE 27h
Number and Percentage Distribution of Principal Married Income Earners, Included in the Sample, Working in Manhattan, Above 14th Street, and Living in the New York-Northern New Jersey Metropolitan Area

By Eligibility*, by Number of Income Earners, by Number of Persons, by Number of Children Under 18 Years of Age in the Family

Number of Persons in Family	Number of Children in Family	Principal Married Eligible Earners			Principal Married Ineligible Earners				
		Total Income Earners	1 Earner	2 Earners	3 Earners and Over	Total Income Earners	1 Earner	2 Earners	3 Earners and Over
Total Reports in Family Composition		1,352	1,043	268	41	1,023	662	303	58
1 Person	Total	10	10	—	—	24	22	1	1
2 Persons	Total	492	340	152	—	357	219	136	—
	No Children	485	333	152	—	321	187	134	—
	1 Child	7	7	—	—	36	32	4	—
3 Persons	Total	391	342	46	3	244	169	68	7
	No Children	102	65	35	2	101	53	43	5
	1 Child	287	275	11	1	133	108	24	1
	2 Children	2	2	—	—	10	8	1	1
4 Persons	Total	269	229	33	7	216	156	45	15
	No Children	32	12	14	—	37	10	18	9
	1 Child	59	47	12	—	56	29	21	6
	2 Children	177	169	7	1	118	113	5	—
	3 Children	1	1	—	—	5	4	1	—
5 Persons	Total	110	80	19	11	107	62	31	14
	No Children	11	3	3	5	15	—	6	9
	1 Child	20	8	6	—	35	12	18	5
	2 Children	28	19	9	—	33	28	5	—
	3+ Children	51	50	1	—	24	22	2	—
6 Persons and over	Total	80	42	18	20	75	34	20	21
	No Children	12	1	1	10	9	2	2	5
	1 Child	7	3	1	3	11	2	3	5
	2 Children	20	7	8	5	17	3	9	5
	3+ Children	41	31	8	2	38	27	6	5
Percentage Distribution-Total		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1 Person	Total	.7	.9	—	—	2.3	3.3	.3	1.7
2 Persons	Total	36.4	32.6	56.7	—	34.9	33.1	45.6	—
	No Children	35.9	31.9	56.7	—	31.4	28.3	44.3	—
	1 Child	.5	.7	—	—	3.5	4.8	1.3	—
3 Persons	Total	29.0	32.8	17.2	7.3	23.9	25.5	22.4	12.1
	No Children	7.6	6.2	13.1	4.9	9.9	6.0	14.2	5.7
	1 Child	21.2	26.4	4.1	2.4	13.0	16.3	7.9	1.7
	2 Children	.2	.2	—	—	1.0	1.2	.3	1.7
4 Persons	Total	19.9	22.0	12.3	17.1	21.1	23.6	14.9	25.9
	No Children	2.1	1.2	1.2	14.7	3.6	1.5	6.0	15.5
	1 Child	4.4	4.5	4.2	—	5.9	4.4	6.9	10.4
	2 Children	13.1	16.2	2.6	2.4	11.5	17.4	1.7	—
	3 Children	.1	.1	—	—	.5	.6	.3	—
5 Persons	Total	8.1	7.7	7.0	26.8	10.5	9.4	10.2	24.1
	No Children	.8	.3	1.1	12.1	1.5	—	2.0	15.5
	1 Child	1.5	.8	2.2	14.7	1.6	1.8	5.9	8.6
	2 Children	2.0	1.8	3.3	—	3.2	4.3	1.7	—
	3+ Children	3.8	4.8	.4	—	2.4	3.3	.6	—
6 Persons and over	Total	5.9	4.0	6.8	48.8	7.3	5.1	6.6	36.2
	No Children	.9	.1	.4	24.5	1.0	.3	.6	8.6
	1 Child	.5	.2	.4	7.3	1.7	.4	4.0	10.4
	2 Children	1.5	.7	3.0	12.1	3.7	4.1	3.0	8.6
	3+ Children	3.0	3.0	3.0	4.9	3.7	4.1	2.0	8.6

*Eligibility - Male tenants only are eligible, all others ineligible.

Source: Questionnaire Sample, November, 1935
Analysis of Demand for Apartments in
the Lower East Side of Manhattan

Federal Housing Administration
Division of Economics and Statistics

SCHEDULE CARD FORM USED
TO OBTAIN THE BASIC DATA TABULATED
AS THE "PERSONNEL RECORDS SAMPLE"

SCHEDULE NO. 77105		Location of Work, Area Code	
Address	Area Code		
Number and Street	Borough or County	City	State
A. Salary Group—			
<input type="checkbox"/> Under \$1000 <input type="checkbox"/> \$1000 to \$1499 <input type="checkbox"/> \$1500 to 1999 <input type="checkbox"/> 2000 to 2499 <input type="checkbox"/> 2500 to 2999 <input type="checkbox"/> 3000 to 3499 <input type="checkbox"/> 3500 to 3999 <input type="checkbox"/> 4000 to 4499 <input type="checkbox"/> 4500 to 4999 <input type="checkbox"/> 5000 and over			
B. Sex—Male <input type="checkbox"/> Female <input type="checkbox"/>			
C. Age _____ or year of birth _____			
D. Marital Status—Single <input type="checkbox"/> Married <input type="checkbox"/>			
E. Total in Family Number of Adults _____ Number of Children _____			
F. Home Owner <input type="checkbox"/> Tenant <input type="checkbox"/>			

BROOKLYN C—That area bounded by Willoughby Avenue, Irving Avenue, Starr Street, Wilson Avenue, Troutman Street, Evergreen Avenue, 4th Street, Brooklyn Line, Linn Avenue, Stockton Street, Throop Street, Floyd Street, Main Avenue, Myrtle Avenue, Clinton Avenue, East River, Queens-Brooklyn Line, and Newtown Creek to the starting point on Willoughby Avenue.

BROOKLYN D—That area bounded by the Queens-Brooklyn Line, James Avenue, East New York Avenue, Park Avenue, Eastern Parkway, Buffalo Avenue, Sterling Place, Rogers Avenue, Park Place, Vanderbilt Avenue, Sterling Place, 6th Avenue, Portland Avenue, DeKalb Avenue, Cumberland Avenue, Myrtle Avenue, Marcy Avenue, Flatbush Street, 2nd Avenue, 2nd Street, Myrtle Avenue, Broadway, Myrtle Avenue, Evergreen Avenue, Troutman Street, Wilson Avenue, Starr Street, Irving Avenue, and Willoughby Avenue to the starting point on the Queens-Brooklyn Line.

BROOKLYN E—That area bounded by East New York Avenue, Lefferts Avenue, Nostrand Avenue, Church Avenue, Flatbush Avenue, Parkside Avenue, Fort Hamilton Parkway, McDonald Avenue, Clark Street, 3rd Street, 5th Avenue, 2nd Street, Myrtle Avenue, Sterling Place, Vanderbilt Avenue, Park Place, Rogers Avenue, Sterling Place, Buffalo Avenue, Eastern Parkway, and Pitkin Avenue to the starting point on East New York Avenue.

BROOKLYN F—That area bounded by Flatbush Avenue, East 34th Street, Avenue K, Flatbush Avenue, Avenue X, East 38th Street, Deadhorse Inlet, City Bulkhead Line, Emmaus Avenue, Coney Island Avenue, Canal Avenue, Ocean Parkway, East 2nd Street, Avenue Y, West 1st Street, 5th Avenue, Avenue Z, Ocean Parkway, Avenue A, McDonald Avenue, Avenue P, Dahill Road, Avenue, East 2nd Street, Avenue M, 59th Street, Bay Parkway, Dahill Road, 47th Street, McDonald Avenue, 18th Avenue, East 2nd Street, Ditmas Avenue, McDonald Avenue, Fort Hamilton Parkway, and Parkside Avenue to the starting point on Flatbush Avenue.

BROOKLYN G—That area bounded by McDonald Avenue, Ditmas Avenue, Nostrand Avenue, Avenue A, McDonald Avenue, Avenue B, Dahill Road, Bay Parkway, 59th Street, Avenue M, East 2nd Street, Avenue N, Dahill Road, Avenue P, McDonald Avenue, Avenue T, West Street, Village Road, West 1st Street, Avenue Y, East 2nd Street, Avenue Z, Ocean Parkway, West 12th Street, Avenue Z, Bay 51st, Gravesend Bay, Avenue, Croton Avenue, 14th Avenue, 86th Street, 10th Avenue, Fort Hamilton Parkway, 36th Street, Clara Street to the starting point on McDonald Avenue.

BROOKLYN H—That area bounded by Elderts Lane, 95th Avenue, Drew Avenue, Liberty Avenue, Ruby Avenue, Fountain Avenue, Hegeman Avenue, Stone Avenue, Linden Blvd., Chester Street, Ditmas Avenue, Remsen Avenue, Avenue B, East 87th Street, Ditmas Avenue, Foster Avenue, Flatbush Avenue, Church Avenue, Nostrand Avenue, Jefferson Avenue, East New York Avenue to the starting point on Elderts Lane.

BROOKLYN J—That area bounded by Ruby Street, Dumont Avenue, Sheepshead Street, Canal Avenue, Avenue A, 157th Avenue, Spring Creek Boulevard, the U.S. Bulkhead Line, Deadhorse Inlet, East 38th Street, Avenue X, Flatbush Avenue, Avenue K, East 34th Street, Flatbush Avenue, Foster Avenue, Ditmas Avenue, East 87th Street, Avenue Y, Remsen Avenue, Ditmas Avenue, Chester Street, Linden Blvd., Stone Avenue, Hegeman Avenue, Fountain Avenue, and Blake Avenue to the starting point on Ruby Street.

BROOKLYN K—That area bounded by Sheephead Bay, Atlantic Ocean, Gravesend Bay, Bay 51st, Avenue Z, West 12th Street, Canal Avenue, Coney Island Avenue, and Emmons Avenue to the starting point on Sheephead Bay.

RICHMOND A—That area bounded by Atlantic Ocean, Liberty Avenue, Gravesend Boulevard, Rockland Road, Four Corners Road, Todt Hill Road, Ocean Terrace, Marine Park, Brielle Avenue, Sunset Avenue, Willow Brook Road, Victory Blvd., Meredith Avenue, Arthur Kill, New York-New Jersey State Line, Kill Van Kull to the starting point on the Atlantic Ocean.

RICHMOND B—That area bounded by Willow Brook Road, Forest Hill Road, Old Mill Road, Arthur Kill Road, Woodrow Road, Journeay Avenue, Huguenot Avenue, Carlton Avenue, Foster Road, Seguin Avenue, Raritan Bay, Arthur Kill, Meredith Avenue, Canonne Avenue, Victory Blvd. to the starting point on Willow Brook Road.

RICHMOND C—That area bounded by Richmond Road, Rockland Avenue, Forest Hill Road, Sunset Avenue, Brielle Avenue, Manor Road, Ocean Terrace, Todt Hill Road, Four Corners Road to the starting point on Richmond Road.

RICHMOND D—That area bounded by Rockland Avenue, Richmond Road, Amboy Road, Nelson Avenue, the Atlantic Ocean, Seguine Avenue, Foster Road, Carlton Avenue, Huguenot Road, Journeay Avenue, Woodrow Avenue, Arthur Kill Road, Old Mill Road, Forest Hill Road to the starting point on Rockland Avenue.

RICHMOND E—That area bounded by the Atlantic Ocean, Great Kills, Nelson Avenue, Amboy Road, Richmond Road, Liberty Avenue to the starting point on the Atlantic Ocean.

Boundaries of or Communities in Residential Areas Outside of the Corporate Limits of New York City Used in the Tabulation of Income Data for Workers in Manhattan

WESTCHESTER A—Includes that area within the corporate limits of Yonkers.

WESTCHESTER B—Includes that area within the corporate limits of Mt. Vernon.

WESTCHESTER C—Includes that area within the corporate limits of Pelham, North Pelham, Pelham Manor, and New Rochelle.

WESTCHESTER D—Includes that area within the corporate limits of Bronxville, Eastchester, and Tuckahoe.

WESTCHESTER E—Includes that area within the corporate limits of Hastings-on-Hudson, Dobbs Ferry, and Irvington.

WESTCHESTER F—Includes that area within the township limits of Greenwich.

WESTCHESTER G—Includes that area within the township limits of Scarsdale.

WESTCHESTER H—Includes that area within the township limits of Mamaroneck, Harrison, Rye, and the corporate limits of Port Chester.

WESTCHESTER J—Includes that area within the township limits of White Plains.

WESTCHESTER K—Includes all of the remaining area in Westchester County not included in the aforementioned areas.

ROCKLAND—Includes the entire area of Rockland County.

CONNECTICUT A—Includes the area within the townships of Greenwich, Stamford, New Canaan, Norwalk City, Darien, and the corporate limits of Greenwich and Stamford.

CONNECTICUT B—Includes the remaining area in Fairfield County, excluding the sections mentioned in the former area.

NASSAU A—Includes that area in Nassau County lying south of the northern corporate limits of Valley Stream, Lynbrook, and Rockville Center, Stanton Avenue, New Hyde Park Avenue, and the Southern State Parkway from the intersection of North Brookside Avenue to the Nassau-Suffolk County Line.

NASSAU B—Includes that area bounded by the Wantagh State Parkway, Southern State Parkway, North Brookside Avenue, Stanton Avenue, the Northern State Parkway, and the Wantagh State Parkway to the point at which this intersects the Wantagh State Parkway.

NASSAU C—That area bounded by the Nassau-Suffolk County Line, Southern State Parkway, the Wantagh State Parkway, and the proposed Northern State Parkway.

NASSAU D—That area bounded by the Nassau-Suffolk County Line, the proposed Northern State Parkway, the North Hempstead-Oyster Bay Township Line, Hempstead Bay, Long Island Sound, and Cold Spring Harbor.

NASSAU E—That area bounded by the North Hempstead-Oyster Bay Township Line, Northern State Parkway, Queens-Nassau County Line, Little Neck Bay, Long Island Sound, and Hempstead Bay.

SUFFOLK—Includes all the area within the boundaries of Suffolk County.

New Jersey

HUDSON A—Includes that area within the corporate limits of West New York, Weehawken, Union City, Hoboken, and Jersey City.

HUDSON B—Includes that area within the corporate limits of Bayonne.

HUDSON C—Includes that area within Kearny Township and the corporate limits of East Newark and Harrison.

HUDSON D—Includes that area within the township limits of Secaucus, and North Bergen and the corporate limits of Guttenburg.

BERGEN A—Includes that area within the corporate limits of Fairview, Cliffside Park, Fort Lee, Englewood Cliffs, Tenafly, Englewood, Leonia, Palisades Park, Ridgefield, Ridgefield Park, Bogota, Teaneck, West Englewood, Bergenfield, and Dumont.

BERGEN B—Includes that area within the corporate limits of Wootton, Highland Park, Ridgewood, Fairlawn, East Paterson, Saddle River, Garfield, Lodi, Hasbrouck Heights, Peterborough, Hackensack, Maywood, Rochelle Park, Riverside, and Paramus.

BERGEN C—Includes that area within the corporate limits of Little Ferry, Moonachie, Rutherford, Carlstadt, East Rutherford, Lyndhurst, North Arlington, East Rutherford, Woodridge, Wallington, and Carlton Hill.

BERGEN D—Includes that area within the corporate limits of Alpine, Cresskill, Demarest, Closter, Norwood, Rockleigh, North-Westwood, Riverdale, Washington Hillside, Woodlawn Lakes, Park Ridge, Montvale, Upper Montvale, Chestnut Ridge, Holokus Boro, Saddle River, Upper Saddle River, Waldwick, Wyckoff, Allendale, Oakland, Franklin Lakes, Ramsey, and Holokus Township.

PASSAIC A—Includes that area within the corporate limits of Passaic, Delawanna, Allwood, Peru, Athenia, Clifton, and the City of Paterson.

PASSAIC B—Includes that area within the corporate limits of Hawthorne, Haledon, Totowa, West Paterson, Little Falls, North Haledon, Pompton Lakes, and Wayne Township.

PASSAIC C—Includes the remaining area in Passaic County not mentioned in the previous areas.

MORRIS A—Includes that area within the corporate limits of Chatham, Madison, and the city of Morristown.

MORRIS B—Includes all the remaining territory in Morris County.

SOMERSET A—Includes that area within the corporate limits of North Plainfield and Watchung Townships, North Plainfield, Bound Brook, Summerville, and Fidderne.

SOMERSET B—Includes all the remaining territory within the county.

MIDDLESEX A—Includes that area within the corporate limits of Carteret, Metuchen, and Woodbridge Township.

MIDDLESEX B—Includes the remaining territory in Middlesex County.

MONMOUTH—Includes all of the territory in Monmouth County.

OUTSIDE METROPOLITAN AREA—Includes all remaining locations outside of the areas previously bounded in the Metropolitan Area.

APPENDIX II
General Statistical Tables

Table 28
ARRIVALS OF PASSENGERS IN THE U.S. AND AT THE PORT OF NEW YORK
CLASSIFIED BY U.S. CITIZENS RETURNING, NON-IMMIGRANT ALIEN AND IMMIGRANTS

Year	U. S. Total				New York City			
	U. S. Citizens	Non-Immigrant Alien	Immigrant	Total	U. S. Citizens	Non-Immigrant Alien	Immigrant	Total
1936	316,273	154,570	36,329	509,172	218,282	99,114	23,434	340,830
1935	262,528	144,765	34,956	462,239	205,527	95,186	23,173	323,886
1934	273,257	134,134	29,470	437,161	203,370	93,045	17,574	313,989
1933	305,001	127,660	23,068	455,729	226,771	89,275	12,944	328,990
1932	339,262	139,295	35,576	514,133	246,946	93,746	21,500	362,192
1931	439,897	183,540	97,139	720,576	317,726	124,980	63,392	506,098
1930	477,260	204,514	241,700	923,474	326,914	141,369	147,982	616,265
1929	449,955	199,649	279,676	929,282	313,030	141,290	156,238	612,558
1928	430,955	193,376	430,955	1,055,286	299,273	133,217	157,887	590,376
1927	378,520	202,826	335,175	916,521	269,026	132,283	165,510	566,819
1926	370,757	191,618	304,488	866,863	263,170	119,241	149,289	531,700
1925	339,239	164,121	294,314	797,674	219,861	100,829	137,492	458,182
1924	301,281	172,406	706,896	1,180,583	205,362	97,471	205,362	508,195
1923	308,471	150,487	522,919	981,877	211,917	89,914	211,917	513,748
1922	243,563	122,949	309,556	676,068	162,389	65,962	209,778	436,129
1921	222,712	172,935	805,228	1,200,875	141,482	87,682	560,971	790,135
1920	157,173	191,575	430,001	778,749	85,173	105,343	225,206	415,722
1919	96,420	95,889	141,132	333,441	31,546	35,026	26,731	93,303
1918	12,867	101,235	110,618	224,720	21,739	26,387	28,857	76,993
1917	127,420	67,474	295,403	490,297	39,958	29,100	129,446	198,504
1916	121,930	67,982	298,826	488,678	49,733	32,721	141,390	223,844
1915	239,579	107,548	326,700	673,823	132,983	62,738	178,416	374,137
1914	286,586	184,601	1,215,490	1,589,677	168,912	114,521	878,052	1,161,465
1913	286,601	229,335	1,197,892	1,713,831	166,686	139,937	892,653	1,199,276
1912	280,801	178,983	838,172	1,297,956	179,358	112,286	605,151	896,777
1911	269,128	151,713	878,587	1,299,428	182,724	100,059	637,003	919,786
1910	243,191	156,467	1,041,570	1,441,228	170,210	109,921	786,094	1,066,225
1909	217,173	192,449	751,786	1,161,408	169,820	144,140	580,617	894,577
1908	200,447	141,825	782,870	1,125,142	158,619	99,008	585,970	843,597
1907	191,797	153,120	1,285,349	1,630,266	146,747	111,539	1,004,756	1,263,042
1906	177,486	66,618	1,100,735	1,343,841	135,959	14,975	680,035	1,060,970
1905	167,227	40,889	1,026,499	1,234,615	123,616	27,667	788,219	939,504
1904	147,976	27,884	812,870	986,688	113,556	21,627	606,019	741,202
1903	140,669	26,119	857,046	1,025,834	108,245	21,270	631,885	761,500
1902	142,058	30,098	646,743	820,893	110,636	22,287	493,262	626,185
1901	157,050	30,057	887,918	675,025	127,044	22,933	368,931	538,908
1900	120,477	25,429	848,572	594,478	95,537	21,745	341,712	458,994
1899	95,196	22,885	311,715	429,796	72,880	19,016	242,573	334,469
1898	93,602	21,062	229,299	343,963	76,470	15,060	178,748	270,278
Total	9,453,778	3,971,272	20,006,240	34,433,290	6,499,298	3,143,892	13,516,160	23,161,370

Source: Bureau of Immigration, U. S. Department of Labor

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Table 29.
POPULATION OF SIX SELECTED AMERICAN CITIES

1790-1930

Year	New York	Chicago	Boston	Philadelphia	Baltimore	New Orleans
1790	49,401	—	18,120	28,532	13,503	—
1800	79,216	—	24,337	41,220	26,514	—
1810	119,734	—	33,787	53,722	46,555	17,242
1820	152,056	—	43,298	63,802	62,738	27,176
1830	242,278	—	61,392	80,162	80,620	46,082
1840	391,114	4,470	93,383	93,665	102,313	102,193
1850	696,115	29,963	136,881	121,776	169,054	116,375
1860	1,174,779	109,260	177,840	565,529	212,416	168,675
1870	1,478,103	298,977	250,526	674,022	267,354	191,418
1880	1,911,698	362,839	362,839	847,170	332,313	216,090
1890	2,507,414	448,477	1,046,964	434,439	242,039	—
1900	3,437,202	1,099,850	560,592	1,293,697	508,957	287,104
1910	4,766,883	2,185,283	670,585	1,549,008	558,485	339,075
1920	5,620,048	2,701,705	748,360	1,323,779	733,826	387,219
1930	6,930,446	3,376,438	781,188	1,950,961	804,874	458,762

Source: U. S. Bureau of the Census

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APPENDIX II

Table 30
EXPORTS (INCLUDING RE-EXPORTS) AND IMPORTS OF MERCHANDISE THROUGH
THE PORT OF NEW YORK, AND THE TOTAL FOR ALL U.S. PORTS⁽¹⁾

(1860 - 1936)
(In Thousands of Dollars)

Year	Exports			Imports ⁽²⁾		
	United States	N.Y. City	Percent	United States	N.Y. City	Percent
1860	333,577	80,048	24.0	363,616	231,310	65.1
1865	288,214	202,509	70.3	238,765	152,269	63.8
1870	471,363	196,015	41.7	435,959	281,049	64.5
1871-1875	560,180	257,564	46.0	517,874	365,399	68.4
1876-1880	702,537	321,919	45.6	492,570	331,362	67.3
1881-1885	792,093	357,502	45.1	666,220	453,943	68.1
1886-1890	738,378	322,039	43.6	709,765	467,909	65.8
1891-1895	892,420	360,522	40.4	777,017	529,771	68.4
1896-1900	1,157,216	343,959	31.7	739,016	517,123	68.0
1901-1905	1,453,633	511,164	35.2	959,215	597,139	62.3
1906-1910	1,778,684	639,080	35.9	1,325,607	798,213	60.2
1911-1915	2,180,712	915,124	42.7	1,211,216	741,212	59.7
1916-1920 ⁽²⁾	5,321,191	2,281,229	43.1	3,334,334	1,703,142	51.1
1921-1925	4,397,530	1,611,328	36.6	3,426,767	1,675,784	48.9
1926-1930	4,750,900	1,689,191	35.6	4,001,649	1,967,949	49.2
1931-1935	2,019,713	678,453	33.6	1,692,401	666,790	51.2
1894	892,181	369,146	41.4	619,488	415,796	64.0
1895	807,538	325,580	40.3	724,188	477,741	66.0
1896	882,607	364,275	40.1	771,766	499,933	64.6
1897	1,050,994	391,680	37.3	757,505	480,604	63.4
1898	1,231,472	446,516	36.2	610,016	402,281	65.9
1899	1,226,573	459,444	37.5	689,739	465,560	67.5
1900	1,394,439	518,334	37.2	841,048	537,437	63.9
1901	1,486,986	529,593	35.6	812,175	527,260	64.9
1902	1,381,711	490,362	35.6	891,209	529,331	62.8
1903	1,420,181	505,830	35.9	1,011,536	513,112	61.2
1904	1,426,481	508,294	35.7	975,489	500,173	61.8
1905	1,518,461	584,726	34.6	1,103,117	679,629	61.6
1906	1,743,861	607,160	34.8	1,208,744	734,281	60.7
1907	1,880,461	627,929	34.8	1,341,523	851,597	60.4
1908	1,884,564	735,193	37.7	1,174,261	668,216	58.6
1909	1,663,088	607,239	36.5	1,293,243	779,309	60.3
1910	1,744,937	651,985	37.4	1,536,551	935,391	60.9
1911	2,044,986	772,452	37.7	1,806,479	881,903	58.5
1912	2,203,160	817,964	37.1	1,632,228	975,764	59.8
1913	2,465,606	917,536	37.2	1,789,030	1,046,321	58.6
1914	2,364,573	864,946	36.6	1,871,220	1,040,381	55.6
1915	2,768,101	1,193,581	43.1	1,659,600	931,011	56.1
1915 (6 mos.)	1,852,862	1,026,310	55.4	906,123	498,617	55.0
1916	5,482,601	2,790,403	50.9	2,375,627	1,257,185	52.9
1917	6,233,212	2,901,138	46.6	2,935,360	1,361,662	46.4
1918	6,149,089	2,560,857	41.6	3,010,287	1,184,415	43.0
1919	7,932,200	3,616,329	45.6	3,177,380	2,064,349	51.2
1920	8,222,017	3,265,573	39.9	5,294,163	2,892,621	55.2
1921	4,485,938	1,730,256	38.6	2,493,451	1,332,265	53.4
1922	5,831,777	1,575,396	32.9	3,009,152	1,448,140	48.0
1923	4,121,200	1,328,748	34.4	3,784,288	1,797,820	47.6
1924	4,569,504	1,687,598	36.3	3,578,966	1,650,003	47.2
1925	4,883,795	1,774,436	36.3	4,197,142	2,074,149	49.4
1926	4,760,648	1,662,636	34.6	4,398,657	2,226,964	50.6
1927	4,637,490	1,726,110	35.7	4,153,070	2,042,783	59.2
1928	5,099,343	1,769,906	34.7	4,069,914	1,950,056	48.0
1929	5,214,339	1,903,096	36.5	4,363,952	2,152,116	49.3
1930	3,822,942	1,384,309	36.2	3,035,656	1,469,227	46.4
1931	2,410,213	868,707	36.0	2,074,078	1,062,350	51.2
1932	1,501,816	492,366	30.7	1,313,779	656,062	49.9
1933	1,670,876	506,982	30.3	1,400,151	748,235	52.0
1934	2,132,789	733,875	34.4	1,617,971	834,159	51.6
1935	2,282,871	750,336	34.6	2,016,024	1,033,125	51.2
1936	2,419,367	872,314	35.8	2,393,039	1,197,004	50.0

⁽¹⁾ Fiscal years to and including 1915; thereafter, calendar years⁽²⁾ Period July 1, 1915 to December 31, 1920⁽³⁾ General Imports through 1933; "Imports for Consumption" thereafter

Source: Bureau of Foreign and Domestic Commerce, U. S. Dept. of Commerce

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APPENDIX II

TABLE 31
COMPARISON OF POPULATION, AREA AND RESOURCES OF THE HINTERLAND
OF THE PORT OF NEW YORK⁽¹⁾ WITH THAT OF THE UNITED STATES

Area (sq.m.)	U. S. Total	Hinterland of New York	Percent of Hinterland to U. S. Total	
			Total	Population
Population, 1930	3,026,789	1,057,644	31.94	
National Income, 1935	122,775,016	82,143,611	66.91	
Value of Farm Land, 1930	\$25,010,000,000	\$11,083,000,000	74.64	
Railway Mileage Owned, 1935	\$21,929,819,000	\$21,127,644,000	60.49	
Total Factory Horsepower	142,869,403	33,556,784	55.65	
Iron Ore Production, 1936 (tons)	18,789,000	12,882,000	78.28	
Coal Production, 1936 (tons)	1,688,890,000	390,911,000	87.89	
Corn Production, 1936 (bu.)	1,529,357,000	1,135,417,000	79.97	
Head of Swine, 1937	42,774,000	29,769,000	74.24	
Wheat Production, 1936 (bu.)	626,461,000	429,562,000	69.60	
Multi-Family Structures, 1930	613,779	550,877	85.57	

(1) Includes the States of New York, Massachusetts, Maine, Vermont, New Hampshire, Rhode Island, New Jersey, Pennsylvania, Delaware, District of Columbia, Virginia, West Virginia, Kentucky, Missouri, Kansas, Ohio, Indiana, Michigan, Wisconsin, Iowa, Minnesota, Nebraska, North Dakota and South Dakota.

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Table 32

VALUE OF WHOLESALE TRADE REPORTED BY NET SALES
FOR 25 SELECTED CITIES: 1935
 (Thousands of Dollars)

New York	\$9,617,910
Chicago	3,269,729
Boston	1,333,016
Philadelphia	1,325,154
San Francisco	1,149,864
 Detroit	950,734
Los Angeles	939,461
St. Louis	882,323
Pittsburgh	692,155
Kansas City, Mo.	649,885
 Minneapolis	626,099
Cincinnati	477,139
Baltimore	424,478
New Orleans	414,188
Dallas	409,668
 Memphis	382,921
Omaha	355,319
Milwaukee	344,732
Houston	331,180
Seattle	329,668
 Atlanta	328,474
Indianapolis	306,302
Newark	269,815
Denver	261,593
Washington, D. C.	242,729

Source: U. S. Department of Commerce.

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TABLE 33
 ASSESSED VALUATIONS OF LAND IN NEW YORK CITY
 1904-1938

Year	Manhattan	Bronx	Brooklyn	Queens	St. Albans	Total
1904	2,924,738,387	180,275,312	160,577,230	76,588,215	22,018,181	3,671,497,485
1905	2,967,265,611	182,863,588	169,157,420	80,166,970	27,722,070,715	4,081,395,476
1906	3,173,216,411	219,702,957	527,275,412	88,115,715	23,018,811	4,390,678,378
1907	3,119,210,911	257,951,980	562,237,710	135,581,300	28,607,517	4,688,528,531
1908	3,140,885,961	287,664,773	677,395,895	191,723,561	38,068,551	4,885,727,207
1909	2,889,716,971	251,690,025	584,521,230	185,993,916	33,869,535	4,001,129,161
1910	2,905,201,210	230,774,738	596,150,739	200,150,217	45,585,925,276	4,593,357,511
1911	3,111,812,658	330,679,808	794,116,607	276,095,172	40,195,031	4,590,892,350
1912	3,127,852,473	332,945,009	786,159,310	277,564,316	40,219,108	4,682,892,107
1913	3,155,389,410	332,354,808	785,660,179	280,222,990	40,263,963	4,643,411,776
1914	3,161,919,660	336,116,060	789,859,159	283,985,456	41,601,804,975	4,611,804,975
1915	3,181,441,105	345,712,366	789,155,904	289,594,915	42,398,595	4,581,723,641
1916	3,133,995,156	350,506,531	795,715,711	292,756,798	45,261,355	4,590,681,385
1917	3,047,358,816	352,174,551	807,014,124	296,161,660	46,926,220,298	4,590,681,385
1918	3,010,736,602,396	351,165,656	803,696,350	297,039,420	52,765,720	4,590,681,385
1919	3,033,359,216	351,338,666	815,123,351	297,039,420	52,765,720	4,590,681,385
1920	3,061,515,951	356,331,831	894,470,681	303,054,525	50,864,570	4,606,220,298
1921	3,285,207,223	364,614,521	892,559,011	309,171,600	58,499,355	4,920,054,720
1922	3,315,723,350	348,880,531	914,608,950	319,740,350	59,833,895	4,920,054,720
1923	3,392,232,986	369,353,286	934,825,386	346,215,360	66,287,085	5,040,921,202
1924	3,489,595,365	399,700,186	935,972,986	399,736,365	72,674,095	5,311,696,696
1925	3,571,138,945	411,450,179	1,063,676,391	435,179,570	77,873,580	5,351,138,945
1926	3,749,159,920	432,003,011	1,074,517,320	584,187,395	88,753,250	6,088,691,102
1927	4,166,877,925	519,007,944	1,470,454,390	888,931,100	117,115,565	6,988,247,530
1928	4,438,518,085	601,616,529	1,469,010,085	775,728,380	115,810,930	7,589,711,089
1929	4,465,047,235	698,412,949	1,692,198,560	850,423,000	150,557,780	8,056,444,524
1930	5,228,969,125	689,670,166	1,723,780,795	926,560,025	152,864,740	8,731,788,861
1931	5,180,689,325	700,281,516	1,733,111,065	955,999,570	154,070,560,261	9,021,155,671
1932	5,216,922,915	704,286,216	1,713,617,956	982,939,110	177,251,345	9,554,233,271
1933	5,185,909,815	689,683,121	1,663,141,816	956,871,395	116,351,110	8,554,622,811
1934	5,144,362,672	649,572,536	1,666,668,795	937,133,418	135,926,190	7,157,873,311
1935	4,261,080,885	659,552,660	1,530,525,700	877,616,860	133,062,195	7,336,911,311
1936	4,188,505,585	615,731,506	1,501,056,100	818,117,425	130,115,185	7,180,856,097
1937	4,022,398,170	619,501,911	1,483,520,395	846,127,906	128,700,725	7,076,271,087
1938	3,956,168,455	659,227,756	1,417,618,215	867,479,811	128,066,950	

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APPENDIX II

TABLE 34
ASSESSED VALUATIONS OF BUILDINGS IN NEW YORK CITY
1904-1958

Year	Manhattan	Bronx	Brooklyn	Queens	Rensselaer	Total
1904	\$16,913,621	56,177,680	130,117,257	16,150,250	1,151,319	1,057,275,239
1905	620,119,220	63,988,760	102,142,287	16,150,250	1,151,319	1,154,051,156
1906	713,168,510	72,267,520	105,269,550	16,150,250	1,151,319	1,235,051,634
1907	716,300,360	91,777,125	109,269,550	16,150,250	1,151,319	1,255,901,274
1908	788,777,470	104,443,280	103,093,750	16,150,250	1,151,319	1,302,961,588
1909	1,432,806,215	158,606,258	655,202,810	96,257,609	2,371,685,172	2,371,685,172
1910	1,485,582,725	176,692,656	690,223,682	107,770,213	29,962,972	2,460,206,368
1911	1,517,710,852	210,065,550	761,633,876	131,260,935	34,691,280	2,655,100,195
1912	1,547,789,269	222,729,651	770,121,829	110,794,950	34,765,715	2,715,222,137
1913	1,587,414,466	240,423,355	776,423,353	156,026,337	36,687,213	2,756,314,751
1914	1,612,358,120	253,280,955	787,627,173	166,008,557	36,687,373	2,855,932,550
1915	1,556,084,570	247,511,747	807,901,650	180,999,338	38,076,990	2,881,475,851
1916	1,611,275,910	268,782,345	836,291,066	194,002,285	39,482,780	2,956,811,716
1917	1,612,333,750	278,707,520	859,265,121	217,270,195	31,052,840	3,006,633,736
1918	1,698,005,750	292,948,855	894,343,591	231,451,820	35,122,286,356	3,122,286,356
1919	1,708,687,800	300,310,345	925,139,971	242,763,970	38,225,117,616	3,225,117,616
1920	3,410,879,980	316,359,195	977,156,185	260,600,950	51,982,180	3,535,678,500
1921	2,715,278,055	302,287,250	1,374,761,945	335,761,950	59,259,615	4,318,226,475
1922	2,531,884,905	316,555,023	1,469,026,850	356,005,005	68,153,725	4,565,004,638
1923	2,446,680,043	447,511,038	1,469,026,850	367,940,540	74,792,640	4,795,526,326
1924	2,551,717,478	1,584,071,920	1,584,836,700	1,541,260,540	80,575,190	5,189,149,898
1925	2,712,508,625	588,982,405	1,708,285,855	1,630,750,955	86,065,715	5,593,580,995
1926	2,970,903,650	785,714,038	1,857,654,740	1,761,255,955	93,171,377,953	6,739,080,661
1927	3,117,982,100	784,415,288	1,982,627,140	1,690,117,690	108,518,145	7,049,149,886
1928	3,159,519,516	939,519,516	2,131,189,390	912,194,325	116,242,995	7,165,794,036
1929	3,121,092,750	1,102,282,466	2,287,194,595	929,494,365	125,091,170	8,165,151,501
1930	3,861,092,700	1,211,359,116	2,315,150,020	995,121,680	132,571,270	8,516,516,386
1931	4,005,114,170	1,322,865,550	2,352,962,155	1,038,114,680	1,038,114,680	8,771,395,696
1932	4,115,862,550	1,382,865,270	2,598,665,786	1,272,179,920	1,671,198,720	9,514,193,156
1933	3,826,138,900	1,197,143,123	2,365,525,170	1,211,326,240	163,103,525	8,765,240,073
1934	3,425,388,500	1,130,093,155	2,212,982,595	1,150,173,532	150,755,625	8,765,240,073
1935	3,571,733,425	1,069,577,155	2,158,670,150	1,133,559,916	114,584,444	9,071,645,420
1936	3,290,966,740	985,876,625	2,012,872,625	1,061,556,676	133,661,795	9,552,714,765
1937	3,290,966,740	976,113,210	1,995,517,110	1,015,589,215	1,379,531,545	7,144,129,710
1938	3,220,411,090	976,898,220	1,985,020,810	1,140,702,215	111,503,955	7,164,539,130

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TABLE 35
ASSESSED VALUATIONS OF LAND AND BUILDINGS COMBINED, NEW YORK CITY
1899-1958

Year	Manhattan	Bronx	Brooklyn	Queens	Rensselaer	Total
1899	2,001,773,825	113,570,130	588,319,324	96,590,000	37,307,692	2,897,141,039
1900	2,095,714,986	123,520,900	607,000,903	96,987,980	38,739,135	2,913,961,501
1901	2,112,421,326	136,102,143	618,389,304	97,029,826	47,029,771	2,955,580,622
1902	2,171,029,378	1,325,589,130	628,341,130	99,293,514	35,534,906	3,079,351,079
1903	2,301,685,352	1,325,589,130	606,591,124	113,715,213	39,022,082	4,487,149,006
1904	2,381,692,011	236,475,052	851,004,597	121,755,566	60,697,509	4,731,772,721
1905	2,450,744,851	282,099,577	881,593,887	129,946,930	64,171,335	4,886,924,891
1906	2,498,144,531	352,409,777	942,777,197	146,455,295	12,266,160	5,326,143,110
1907	4,098,144,531	352,409,777	1,017,086,385	179,994,950	49,701,059,682	5,701,059,682
1908	4,203,653,131	352,409,720	1,210,289,280	270,710,610	60,718,125	6,151,000,113
1909	4,262,555,636	410,296,283	1,259,720	280,457,155	6,287,321,315	6,287,321,315
1910	4,390,793,925	142,167,381	1,286,371,421	307,980,560	63,749,689	6,911,335,999
1911	4,632,555,510	555,671,631	1,555,281,133	1,149,280,936	71,806,311	7,211,335,999
1912	4,675,641,712	572,720,730	1,559,094,532	1,148,682,936	78,795,181	7,587,281,769
1913	4,748,522,721	572,720,730	1,557,148,936	1,148,682,936	78,795,181	7,587,281,769
1914	4,788,526,075	607,725,156	1,592,095,767	1,162,886,784	79,836,187	7,729,159,651
1915	5,178,526,075	619,288,876	1,632,036,807	1,162,886,807	81,923,175	7,867,890,027
1916	5,748,231,056	610,982,481	1,666,307,845	1,170,923,930	87,151,135	7,958,363,919
1917	6,479,492,586	611,120,521	1,703,039,711	1,207,989,390	91,763,925	8,210,210,000
1918	6,745,608,110	611,263,302	1,703,123,230	1,207,989,390	91,763,925	8,210,210,000
1919	6,712,082,046	651,619,911	1,704,263,302	1,208,123,230	101,012,150	7,775,863,833
1920	8,805,048,116	672,726,721	1,811,626,806	1,208,123,230	102,766,550	7,961,986,798
1921	5,170,485,256	766,971,771	2,027,238,956	645,939,190	117,719,970	9,268,281,136
1922	5,461,751,855	777,125,831	2,113,163,239	671,950,095	122,238,560	9,514,000,827
1923	5,768,955,228	836,664,301	2,103,450,276	730,058,115	111,059,705	9,880,587,528
1924	6,011,210,143	897,833,175	2,250,709,566	787,980,805	153,216,285	10,111,106,794
1925	6,311,160,570	960,392,948	2,276,961,216	930,337,925	162,910,285	11,155,299,900
1926	6,728,060,980	1,080,747,052	3,072,472,225	1,138,133,320	188,875,185	12,210,000,925
1927	7,314,260,055	1,203,123,230	3,131,061,830	1,138,079,390	212,237,710	13,711,108,215
1928	7,308,615,416	1,510,136,045	3,170,239,015	1,158,967,905	260,257,705	14,999,000,925
1929	8,148,073,345	1,760,655,195	3,920,116,865	1,177,992,565	279,548,950	16,222,443,550
1930	9,093,001,835	1,971,428,747	4,076,715,260	1,192,681,705	285,440,010	17,216,305,217
1931	9,485,425,565	1,911,674,592	4,076,705,260	1,192,681,560	291,555,035	17,761,512,367
1932	9,597,305,165	2,027,852,146	4,131,319,301	1,202,269,920	321,011,495	18,520,713,417
1933	9,955,035,715	1,987,118,534	4,126,346,310	2,171,015,825	307,455,160	17,319,573,314
1934	6,169,770,472	1,771,665,691	5,781,651,330	2,019,016,180	286,581,885	16,062,381,318
1935	7,395,908,510	1,719,812,411	5,949,200,190	2,004,126,015	278,076,575	15,565,721,731
1936	7,313,129,010	1,685,918,151	5,916,987,985	1,939,674,495	270,109,980	14,988,628,906
1937	7,255,754,910	1,625,918,151	5,479,037,925	1,952,717,151	264,242,070	14,781,279,807
1938	7,176,286,235	1,651,125,96	5,455,119,025	2,008,382,026	265,570,705	14,510,310,277

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Table 36
POPULATION OF THE LARGEST CITIES IN THE WORLD 1800 - 1930.

	1930 ^(b)	1900	1850	1800
New York	10,900,000 ^(d)	3,435,000	695,000	80,000
London	8,200,000 ^(c)	4,535,000	2,360,000	865,000
Tokyo	5,300,000	1,820,000	—	—
Paris	4,935,000 ^(f)	2,660,000	1,050,000	550,000
Chicago	4,365,000 ^(e)	1,700,000	30,000	—
Berlin	4,250,000	2,710,000	430,000	170,000
Shanghai	3,550,000	455,000	—	—
Philadelphia	2,850,000 ^(g)	1,295,000	120,000	40,000
Moscow	2,800,000	1,175,000	330,000	190,000
Leningrad	2,785,000	1,440,000	485,000	220,000
Osaka	2,600,000	1,000,000	—	—
Los Angeles	2,320,000 ⁽ⁱ⁾	100,000	1,600	—
Boston ^(j)	2,310,000	660,000	135,000	25,000
Buenos Aires	2,215,000	725,000	150,000	—
Detroit	2,105,000 ^(h)	285,000	20,000	—
Pittsburgh	1,955,000	450,000	70,000	1,500
Vienna	1,875,000	1,725,000	445,000	230,000
Rio de Janeiro	1,500,000	690,000	165,000	—
Calcutta	1,485,000	1,270,000	800,000	—
Canton	1,370,000	—	—	—
Peiping	1,300,000	1,000,000	—	—
Nanking	1,300,000	—	—	—
St. Louis	1,295,000	575,000	80,000	—
San Francisco	1,290,000	345,000	35,000	—
Sydney	1,235,000	490,000	55,000	2,500
Rome	1,200,000	—	—	—
Warsaw	1,200,000	640,000	—	—
Cleveland	1,195,000	380,000	17,000	—
Bombay	1,160,000	775,000	—	—
Hamburg	1,130,000	720,000	195,000	—
Milan	1,120,000	—	—	—
Montreal	1,100,000	—	—	—
Barcelona	1,100,000	—	—	—
Glasgow	1,090,000	760,000	345,000	80,000
Budapest	1,060,000	—	155,000	60,000

(Continued)

TABLE 36 (Cont'd.)

LARGEST CITIES IN THE WORLD(Cont'd.)

	1930	1900	1850	1800
Cairo	1,060,000	570,000	—	—
Birmingham	1,000,000	—	—	—
Madrid	1,000,000	—	—	155,000
Istanbul ^(k) (Constantinople)	675,000	1,125,000	—	—

(a) Principal sources for this table are Whitaker's Almanac, 1937, p.206; W.S.Thompson, Population Problems, 1930, p. 273; Adna F. Weber, The Growth of Cities in the Nineteenth Century, Chap. 2; Statesman's Year-Book, 1937; Fifteenth Census of the United States.

(b) These cities are ranked as in Whitacker's Almanac; 1937. Some reports include suburbs; others do not. The seemingly irrational ranking of American cities is due to the fact that the Almanac reported only the city proper, whereas we have reported the metropolitan district. For other cities, and probably for all cities in 1900 and earlier, only the city proper is considered.

(c) Administrative County of London in 1931 has a population of 4,385,000.

(d) New York City in 1930 had 6,930,000.

(e) The city of Chicago in 1930 had 3,375,000. But Chicago's urbanism really includes Milwaukee and South Bend. With their additions and "conurbation" about the lower end of Lake Michigan contains nearly 5,500,000 people.

(f) According to A. Demangeon, Paris; la ville et sa banlieue, v.3, 1933, the population of the Department de la Seine was a fairly accurate statement for the metropolitan district.

In 1931 the city proper had 2,870,000.

(g) The city of Philadelphia in 1930 had 1,950,000.

(h) The city of Detroit in 1930 had 1,570,000.

(i) The city of Los Angeles in 1930 had 1,240,000.

(j) We add five American cities whose metropolitan districts place them in the million class. The population in 1930 of each inner city alone was; Boston, 780,000; Pittsburgh, 670,000; St. Louis, 820,000; San Francisco, 635,000; Cleveland 900,000. Note that their rank as indicated in the table would be considerably altered if we considered only the main city instead of the entire metropolitan district.

(k) Istanbul (Constantinople), though no longer in the class of cities of a million inhabitants, is included because of its previous size.

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Table 37
NEW YORK STOCK EXCHANGE
STOCK AND BOND VOLUMES
1900-1938

Year	Stocks (Number of Shares)	Year	Bonds
1900	139,074,651	1900	\$577,763,080
1901	264,941,308	1901	994,554,830
1902	186,733,710	1902	893,048,052
1903	158,578,700	1903	686,434,850
1904	186,921,488	1904	1,032,653,647
1905	260,557,777	1905	1,026,452,550
1906	282,206,863	1906	677,183,331
1907	194,635,640	1907	529,833,269
1908	194,558,462	1908	1,081,172,520
1909	212,419,698	1909	1,314,423,665
1910	163,704,819	1910	634,860,010
1911	125,852,524	1911	889,073,610
1912	131,488,148	1912	673,426,920
1913	82,849,155	1913	501,530,320
1914	47,431,227	1914	461,649,200
1915	172,496,774	1915	961,698,900
1916	232,633,124	1916	1,148,159,550
1917	184,623,326	1917	1,034,568,500
1918	143,279,573	1918	2,012,365,300
1919	318,272,910	1919	3,676,100,600
1920	227,635,768	1920	3,868,421,700
1921	172,778,535	1921	3,386,159,000
1922	260,890,802	1922	4,145,568,005
1923	236,482,731	1923	2,774,966,900
1924	284,044,082	1924	3,801,963,000
1925	459,717,623	1925	3,427,042,210
1926	451,868,353	1926	3,015,344,915
1927	581,702,342	1927	3,307,239,382
1928	930,893,276	1928	2,835,831,560
1929	1,124,608,910	1929	2,996,398,000
1930	810,632,546	1930	2,730,301,800
1931	576,765,412	1931	2,969,770,600
1932	425,234,294	1932	2,991,244,000
1933	654,816,452	1933	3,355,646,000
1934	323,845,634	1934	3,701,916,000
1935	381,635,752	1935	3,339,418,000
1936	496,046,869	1936	3,576,874,000
1937	409,464,570	1937	2,792,531,000
1938	297,466,722	1938	1,859,865,000

Source: New York Stock Exchange

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TABLE 38
NUMBER OF GAINFULLY OCCUPIED PERSONS
BY MAJOR OCCUPATIONAL GROUPS IN NEW YORK CITY

	1930	1930	1910	1900	1890
Agriculture	6,179	7,027	8,232	10,574	—
Forestry and Fishing	698	82	661	1,443	—
Extraction Minerals	697	600	—	327	—
Manufacturing & Mechanical	1,021,199	982,311	787,063	550,449	122,675
Transportation & Communication	297,809	241,378	160,628	33,824	15,436
Trade	553,723	392,397	349,156	371,851*	277,558
Public Service	68,149	60,875	39,415	—	8,740
Professional	254,852	168,037	120,398	83,275	15,550
Domestic and Personal	446,838	306,280	331,462	362,937	102,637
Clerical	635,315	402,414	234,291	*	55,236
All Occupations	3,187,459	2,651,412	2,152,433	1,470,008	667,463

*Combined with clerical.

Sources: U. S. Bureau of the Census.

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APPENDIX II

TABLE 39
NUMBER OF MANUFACTURING WAGE EARNERS IN THE NEW YORK INDUSTRIAL AREA
THE UNITED STATES, NEW ENGLAND, AND THE CONTRIBUTORY AREA TO NEW YORK

Year	New York Industrial Area (1)	U.S. Total	New York Contributory Area(2)	New England	Remainder of U. S. Outside Contributory Area
1869	205,931	2,053,996			644,718
1879	380,836	2,732,955			801,392
1889	549,550	4,251,613			1,046,073
1899(1)	654,417	5,321,389			1,097,097
1899(2)	555,900	4,712,763	4,068,046	861,903	1,527,490
1904	680,300	5,468,383	4,666,991	940,752	1,193,566
1909	620,800	6,615,046	5,568,973	1,101,290	1,538,551
1914	875,100	7,036,247	5,939,150	1,140,233	1,559,061
1919	1,035,836	9,059,372	7,571,882	1,351,389	1,713,770
1921	885,900	6,946,070	5,752,904	1,071,699	1,241,064
1923	937,100	8,778,156	7,239,625	1,254,496	1,280,009
1925	879,700	8,384,261	6,825,200	1,122,216	1,474,388
1927	876,986	8,349,755	6,749,612	1,098,766	1,600,145
1929	918,206	8,858,743	7,124,973	1,098,575	1,713,770
1931	716,940	6,533,806	5,292,742	850,132	—
1933	622,114	6,066,513	4,916,504	798,282	—
1935	780,986	7,393,762	5,919,374	911,022	—

Source: (1) Compiled from U.S. Census Records by Glenn E. McLaughlin
in "Growth of American Manufacturing Areas."
(2) U.S. Census of Manufactures.

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TABLE 40
NUMBER OF WAGE EARNERS IN LEADING INDUSTRIES IN DIFFERENT
AREAS IN THE NEW YORK METROPOLITAN AREA, 1929

Industry	Manhattan	Brooklyn	Richmond	Bronx	Queens	Essex	Hudson	Bergen	Passaic	New York City Industrial Area
Total	328,230	146,648	8,247	24,958	55,166	92,144	90,464	23,775	57,798	918,206
Bread & other bakery products	10,793	5,724	235	2,603	4,022	2,355	1,317	227	612	29,572
Clothing, men's	19,803	7,721	171	3,558	4,445	1,919	1,193	426	605	33,634
Clothing, women's	84,061	9,114	271	1,465	1,100	1,766	1,497	742	805	104,202
Clothing, other	23,693	9,619	—	655	1,751	2,976	1,517	—	—	57,934
Printing & publishing, book & job	28,092	3,736	27	200	616	1,621	1,171	56	111	39,949
Printing & publishing, newspaper and periodical	11,232	1,196	60	332	206	934	380	109	301	15,714
Confectionery	4,461	3,124	—	448	2,995	448	1,174	—	—	9,365
Furniture, incl. store & office	4,175	3,617	—	—	—	2,381	1,511	—	77	12,562
Jewelry	4,618	—	—	—	—	—	—	—	—	8,219
Electrical machinery, apparatus and supplies	3,807	4,624	—	—	—	22,151	14,834	—	2,136	54,553
Dyeing & finishing textiles	—	1,324	—	—	—	746	1,358	6,304	12,775	25,058
Chemicals	—	202	—	—	62	2,325	2,891	631	188	11,416
Textiles	—	5,588	75	—	828	—	2,510	—	—	87,280
Foundry & machine shop products	—	5,701	2,010	1,657	1,270	—	6,717	—	1,229	35,768
Ship & boat building	—	—	—	—	—	—	—	—	—	13,244
Boots & shoes, other than rubber	—	9,379	—	—	—	—	3,833	—	—	16,603

Source: U.S. Census of Manufactures, 1929

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APPENDIX II

Table 41

PROPORTION OF TOTAL INDUSTRIAL WAGE EARNERS IN MANHATTAN AND NEW YORK INDUSTRIAL AREA THAT WERE EMPLOYED IN THE CLOTHING AND PRINTING TRADES IN MANHATTAN, 1929

	Manhattan	New York Industrial Area	Percentage in each trade to total in Manhattan	Percent employed in Manhattan to total in N.Y. Industrial area
Total	328,230	918,206	100.0	35.7
Clothing				
Women's	84,061	104,202	25.6	80.7
Men's	19,803	33,634	6.0	58.9
Other	23,893	57,534	7.3	41.3
Total Clothing	127,757	195,670	38.9	65.3
Printing and Publishing	39,324	55,663	12.0	70.6
Bread and Bakery Products	10,799	29,572	3.3	36.5
Total	177,530	280,905	54.2	63.3
All other Industries ⁽¹⁾	150,350	637,301	45.8	23.6

(1) Includes 30 different industry classifications in Manhattan and 187 in the New York Industrial area.

Source: New York Division of Housing

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Table 42
ESTIMATED INCOME AND EXPENSES
OF A TYPICAL OLD LAW TENEMENT HOUSE

New York City^(a)

Income		
28 rooms at \$4.75 ^(b)	\$1,596.00	
2 stores at \$20.00	480.00	
Total	\$2,076.00	
Less rent loss 10%	206.00	
Net rent		\$1,870.00
Operating Expenses		
Wages	\$100.00	
Coal	200.00	
Electricity	50.00	
Repairs	150.00	
Decorating	170.00	
Supplies and Miscellaneous	70.00	
Management at 5%	95.00	
Total		\$835.00
Operating Net		\$1,035.00
Fixed Charges		
Insurance	\$200.00	
Taxes (\$12,500.00)	370.00	
Water	50.00	
Total		\$650.00
Available for Interest		\$385.00

(a) Probably the most typical of all the various types of tenements is the five story building with two stores on the ground floor. This building usually has 2 1/4's per floor with an adjoining toilet and kitchen; it may or may not have hot water.

The figures given above apply to this type (with hot water). It has been fire retarded and is legal except for the toilets.

(b) Janitor receives free rent.

Source: Dry Dock Savings Bank

Table 43
INCOME AND OPERATING EXPENSES
OF OLD LAW TENEMENT OF THE LOWER EAST SIDE

Six Story Tenement—High Stoop—2 Basement Stores, 24 Apartments—72 Rooms—4 1/3's per Floor—Gross Income from Apartments \$4,160.00 (It has never been possible to rent the stores)				
	1935	1936	1937	1938
Income				
Rents	\$3,482.00	\$3,632.04	\$3,757.50	\$3,664.00
Operating Expenses				
Wages	\$180.00	\$198.00	\$182.02	\$184.04
Coal (hot water)	264.92	363.20	276.15	326.80
Electricity	175.33	144.25	170.26	179.15
Plumbing	119.00	92.55	46.50	85.00
Carpentry	192.18	42.10	35.95	55.75
Misc. Repairs	130.91	83.62	187.36	255.50
Decorating	495.12	471.75	435.50	464.00
Stoves	113.84	—	—	—
Supplies	45.02	41.33	38.99	31.11
Miscellaneous	99.10	61.40	82.00	74.60
Management	139.28	144.62	150.30	145.80
Total	\$1,959.70	\$1,642.52	\$1,605.03	\$1,801.75
Operating Net	\$1,522.30	\$1,989.22	\$2,152.47	\$1,862.25
Fixed Charges				
Insurance	\$325.99	\$253.23	\$225.89	\$320.41
Taxes	587.63	561.33	546.47	580.14
Water	87.00	505.16(a)	190.80	190.50
Total	\$1,000.62	\$1,319.72	\$963.16	\$1,091.05
Available for Interest	\$521.68	\$669.50	\$1,189.31	\$771.20

(a) Includes arrears

This property had to be generally rehabilitated in 1934 to make it rentable, the cost was approximately four thousand dollars. In 1936 it was necessary to fire-retard the halls, this work cost \$1,200.00 in addition to the above.

Source: Dry Dock Savings Bank

Table 44

VACANCIES IN OFFICE BUILDINGS IN NEW YORK CITY: 1926-1938

Date	Total	Downtown	Uptown
January 1, 1926	3.2	3.1	3.4
October 1, 1926	4.6	4.2	5.5
October 1, 1927	3.4	5.8	12.9
January 1, 1928	7.6	5.6	11.1
May 1, 1928	6.9	5.1	9.8
October 1, 1928	6.8	4.5	10.2
January 1, 1929	5.2	3.2	8.3
May 1, 1929	5.0	2.5	8.7
October 1, 1929	4.2	1.7	7.7
January 1, 1930	4.3	2.1	7.7
May 1, 1930	6.6	5.6	12.6
October 1, 1930	8.8	5.2	13.4
January 1, 1931	8.7	4.8	13.7
October 1, 1931	16.5	13.1	21.0
January 1, 1932	17.3	13.6	22.1
May 1, 1932	20.3	17.6	24.1
October 1, 1932	20.6	17.7	24.7
January 1, 1933	21.3	18.3	25.1
May 1, 1933	24.4	22.4	26.9
October 1, 1933	23.4	21.8	25.5
October 1, 1934	25.0	22.2	27.9
January 1, 1935	24.5	22.0	27.0
May 1, 1935	25.4	22.8	28.3
October 1, 1935	23.5	21.2	26.0
January 1, 1936	23.3	21.4	25.2
May 1, 1936	22.5	21.1	23.8
October 1, 1936	21.3	20.2	22.4
January 1, 1937	20.2	19.4	21.1
May 1, 1937	18.5	17.8	19.3
October 1, 1937	17.4	17.1	17.7
May 1, 1938	18.0	18.4	17.5
October 1, 1938	17.7	18.0	17.3

Source: National Association of Building Owners and Managers

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TABLE 45
CONTRACTS AWARDED FOR OFFICE BUILDINGS
NEW YORK CITY, 1919-1938

Year	Floor Space in Sq. Ft.	Valuation in Dollars
1919	4,218,000	31,058,000
1920	7,927,000	52,333,000
1921	2,593,000	16,160,000
1922	5,636,000	40,286,000
1923	6,215,000	42,005,000
1924	7,987,000	67,250,000
1925	9,529,000	103,069,000
1926	19,739,000	166,839,000
1927	14,280,000	139,296,000
1928	15,413,000	132,877,000
1929	15,822,000	148,575,000
1930	11,966,000	119,485,000
1931	5,851,000	34,193,000
1932	601,000	5,218,000
1933	252,000	3,034,000
1934	1,670,000	16,290,000
1935	64,000	2,460,000
1936	701,000	5,044,000
1937	513,000	4,825,000
1938*	644,000	4,003,000

*1938 - First Six Months Only.

Note: New York City Includes 5 Boroughs Data
for 1935 and 1936 Estimated.

Source: F. W. Dodge Corporation

Federal Housing Administration
Division of Economics and Statistics

Table 46
DISTRIBUTION OF FAMILIES BY RENTAL GROUPS IN MANHATTAN

		South of 14th St.		14th St. to 59th		59th St. to the End of Island		Total in Manhattan	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total number of occupied family quarters	101,155			85,493		298,976		485,624	
Rented occupied family quarters	99,921	100.0		83,078	100.0	291,882	100.0	474,881	100.0
Monthly Rental									
Under \$10.00	9,232	9.2		2,641	3.1	4,153	1.4	16,026	3.4
\$10.00 to \$19.99	43,350	43.4		20,507	26.7	36,521	12.5	100,378	21.1
20.00 to 29.99	21,886	21.9		18,144	22.2	61,504	21.1	101,334	21.5
30.00 to 49.99	14,798	14.8		16,384	19.7	97,645	33.5	126,827	27.1
50.00 to 74.99	5,750	5.5		10,856	13.1	45,035	15.4	61,641	13.0
75.00 to 99.99	2,314	2.3		6,585	7.9	18,119	6.2	27,018	5.7
100.00 to 149.99	1,558	1.6		4,121	5.0	14,869	5.1	20,548	4.3
150.00 and over	1,033	1.0		3,540	4.3	14,036	4.8	18,609	3.9

Source: 1934 Real Property Inventory.

Federal Housing Administration

Division of Economics and Statistics

Table 47
NUMBER OF RENTED OWNER-OCCUPIED NON-FARM HOMES
CLASSIFIED BY VALUE OR MONTHLY RENTAL; 1930

	NEW YORK CITY	BROOKLYN	MANHATTAN	QUEENS	RICHMOND	BRONX
	Number	%	Number	%	Number	%
Owned Non-Farm						
Value Under \$1,000	348,606	100.0	158,050	100.0	11,686	100.0
\$1,000 - \$1,499	480	0.1	152	0.1	17	0.1
1,500 - 1,999	940	0.3	402	0.3	35	0.3
2,000 - 2,999	709	0.2	234	0.2	42	0.3
3,000 - 4,999	2,244	0.6	696	0.4	67	0.6
5,000 - 7,499	15,981	4.6	5,790	3.7	211	1.8
7,500 - 9,999	69,402	20.0	25,013	15.6	461	3.9
10,000 - 14,999	75,575	21.7	32,944	20.8	547	4.7
15,000 - 19,999	94,843	27.2	50,165	31.7	1,248	10.7
20,000 and Over	44,201	12.7	24,492	15.5	1,623	13.9
Not Reported	36,716	10.5	14,711	9.3	6,485	56.6
Rented Non-Farm	1,354,293	100.0	449,398	100.0	453,905	100.0
Rental Under \$10.	4,174	0.3	1,394	0.3	2,91	0.5
\$10.00 - \$14.00	23,993	1.8	6,075	1.4	16,403	3.6
15.00 - 19.00	56,648	4.2	16,451	3.7	36,474	8.0
20.00 - 29.00	192,428	14.2	77,671	17.3	86,133	19.0
30.00 - 49.00	460,046	34.0	163,998	26.5	110,633	24.4
50.00 - 74.00	384,473	28.4	129,259	25.8	81,562	18.0
75.00 - 99.00	92,681	6.8	27,499	6.1	32,814	7.2
100.00 - 149.00	53,614	4.0	11,361	2.5	30,047	6.6
150.00 - 199.00	19,358	1.4	2,271	0.5	15,085	3.3
200.00 and Over	24,151	1.8	1,245	0.3	22,203	4.9
Not Reported	42,527	3.1	12,235	2.7	20,160	4.4

Sources: U. S. Census, 1930.

Federal Housing Administration
Division of Economics and Statistics

Table 48
NUMBER OF RENTED AND OWNER OCCUPIED NON-FARM HOMES
IN FOUR NEW JERSEY COUNTIES, CLASSIFIED BY VALUE AND MONTHLY RENTAL, 1930

	BERGEN COUNTY	ESSEX COUNTY	HUDSON COUNTY	UNION COUNTY	FOUR COUNTY TOTAL	
	Number	%	Number	%	Number	%
Owner-Occupied Homes						
Under \$1,500	57,577	100.0	77,127	100.0	43,559	100.0
\$1,500 - \$2,999	284	0.5	211	0.3	214	0.5
3,000 - 4,999	855	1.5	1,191	1.5	1,196	2.7
5,000 - 7,499	3,715	6.5	4,789	6.1	4,651	10.7
7,500 - 9,999	13,581	23.6	12,093	15.7	10,587	24.2
10,000 and over	24,207	42.0	13,500	17.5	7,655	17.6
Not Reported	1,142	2.0	4,384	5.7	18,139	41.6
Rented Homes	31,287	100.0	123,578	100.0	119,778	100.0
Under \$15.00	723	2.3	1,985	1.6	2,401	2.0
\$15.00 - \$29.00	7,602	24.3	25,768	20.8	32,531	27.1
30.00 - 49.00	11,738	37.6	47,465	38.1	51,761	43.2
50.00 - 99.00	9,597	30.7	41,283	33.4	28,389	23.7
100.00 and over	965	3.1	5,384	4.4	2,022	1.7
Not Reported	622	2.0	1,693	1.4	2,734	2.3

Sources: U. S. Census, 1930.

Federal Housing Administration
Division of Economics and Statistics

TABLE 49
TENANT OCCUPIED DWELLING UNITS BY MONTHLY RENTAL
BY BOROUGHS OF NEW YORK CITY, 1934

	New York City	Brooklyn	Manhattan	Queens	Richmond	Bronx
	Number	%	Number	%	Number	%
Rented Occupied Units	1,161,204	100.0	488,085	100.0	173,987	100.0
Under \$10.00	22,929	1.6	5,499	1.1	16,016	3.4
\$10.00 - \$19.99	183,682	12.6	63,816	13.1	99,578	21.0
\$20.00 - \$29.99	309,725	21.2	121,260	24.8	101,834	21.5
\$30.00 - \$39.99	655,875	43.5	144,426	31.1	129,008	27.2
\$50.00 - \$69.99	210,925	14.4	65,196	13.4	61,657	13.0
\$70.00 - \$89.99	49,899	3.1	10,945	2.2	27,028	5.7
\$100.00 - \$149.99	27,464	1.9	3,357	0.7	20,547	4.3
\$150.00 and Over	20,695	1.4	1,239	0.3	18,509	3.9
					889	0.4
					44	0.2
					44	0.1

Source: Real Property Inventory, City of New York
(No Value Distribution Available)

Federal Housing Administration

Division of Economics and Statistics

TABLE 50
NUMBER OF RENTED AND OWNER-OCCUPIED, NON-FARM HOMES IN SELECTED CITIES
IN FOUR NEW JERSEY COUNTIES CLASSIFIED BY VALUE OR MONTHLY RENTAL, 1934

	Bergen Co. 68 Cities	Essex Co. 15 Cities	Hudson Co. 12 Cities	Union Co. 13 Cities	Four County Total	
	Number	%	Number	%	Number	%
Value of Owner-Occupied, Single-Family and Row House Structures	47,963	100.0	14,332	100.0	17,207	100.0
Less than \$1,000	160	0.3	14	*	25	0.1
\$1,000 - \$1,499	252	0.5	77	0.4	96	0.6
\$1,500 - \$1,999	467	1.0	152	1.0	165	1.0
\$2,000 - \$4,999	11,147	23.2	5,998	13.5	4,898	28.5
\$5,000 - \$9,999	29,146	60.8	22,338	50.4	9,080	52.7
\$10,000 - \$19,999	5,566	11.6	11,490	25.9	2,586	15.0
20,000 and Over	1,225	2.6	4,263	9.6	357	2.1
Tenant-Occupied Units	38,818	100.0	126,120	100.0	121,225	100.0
Less than \$10.00	217	0.6	890	0.7	1,649	1.4
\$10.00 - \$14.99	1,193	3.1	5,922	4.7	6,100	5.0
\$15.00 - \$19.99	3,780	9.7	16,156	12.8	15,820	13.1
\$20.00 - \$24.99	5,278	13.6	18,597	14.8	20,397	16.8
\$25.00 - \$29.99	5,891	15.2	18,403	14.6	20,016	16.5
\$30.00 - \$39.99	16,729	43.1	47,898	38.0	47,281	39.0
\$50.00 - \$74.99	4,886	12.4	13,879	11.0	8,643	7.1
\$75.00 - \$99.99	695	1.8	2,802	2.2	989	0.8
100.00 and Over	209	0.5	1,573	1.2	330	0.3

*Less than 0.05%

Source: Real Property Inventories, 1934.
Federal Housing Administration
Division of Economics and Statistics

APPENDIX II

TABLE 51
A COMPARISON OF TRANSPORTATION TIME AND COST FROM ROAD AND MAIL STREET TO SELECTED APARTMENT AREAS IN THE NEW YORK METROPOLITAN AREA FORTRESS SITE RENTS AND DISADVANTAGES OF EACH COMPARED WITH THE SITE AT CORLEONE'S HOME

	Minutes	Cost	Medium	Rents				Disadvantages	Advantages	
				A(1)	B(1)	C(1)	Basis			
MANHATTAN										
1. East Fortis (Under Gray)	20 Min.	\$2.60	Subway	\$9	\$9	-	New Times Sq. and convenient to all parts of Manhattan. View of East River.	High rents and near heavy traffic		
2. Greenwich Village	10 Min.	2.60	Subway	20	25	\$20	Convenient to garment working center and excellent transportation in all directions.	High rents and near heavy traffic		
3. Kaiserkrecker Village	10-25 Min.	2.60	Bus	14 (Ride, air fare)	Within walking distance of downtown working people residence.	Good location. Good number of restaurants and bars. Some have grade neighborhood and schools. Schools are not the best.	Poor transportation facilities. Good number of restaurants and bars. Some have grade neighborhood and schools. Poor grade neighborhood and schools. Large crowded areas.			
4. Tompkins	25 Min.	2.60	Subway	20	18	15	Within walking distance of downtown working people residence.	Poor transportation facilities. Convenient to all Manhattan working centers.		
5. North of 10th St. West Side	30 Min.	2.60	Subway	16	13	10	Convenient to all Manhattan working centers.	Low rents and near heavy traffic		
6. Columbus Circle to 110th St.	25 Min.	2.60	Subway	25	20	17	Convenient to all Manhattan working centers.	Good location. Convenient to all		
7. 110th St. to 155th St.	30 Min.	2.60	Subway	25	20	15	Convenient to all Manhattan working centers.	Good location. Convenient to all		
8. West Side of 155th St. West Side	No Min.	2.60	Subway	25	20	15	Convenient to all Manhattan working centers.	Good location. Convenient to all		
BROOKLYN										
9. Brooklyn Heights	5 Min.	2.60	Subway	20	25	-	View of New York Harbor and Manhattan skyline	Very few parks and good schools.		
10. Grand Army Plaza	10 Min.	2.60	Subway	25	22	20	New Prospect Park and Institute Park	A large number of the buildings in this section are 35 or more yrs. old. Schools are not the best.		
11. Williamsburg	20-30 Min.	5.20	2 Subways or Subway	15	12	10	Low rents and near the East River.	Slim, poor schools and parks.		
12. Greenpoint	30-40 Min.	5.20	2 Subways or Subway	15	12	10	Low rents and near the East River.	Poor residential areas. Schools and parks.		
13. Borough Park	1.5-20 Min.	2.60	Subway	17	15	18	A number of churches and parks.	Crowded and poor schools.		
14. Flatbush	1.5-20 Min.	2.60	Subway	23	18	16	Better schools, churches and not crowded	Industrial and residential buildings are quite old.		
15. Bay Ridge	25 Min.	2.60	Subway	20	17	17	Near the Narrows, parks and grade schools	Crowded conditions in the lower rent areas.		
16. Bensonhurst	30 Min.	2.60	Subway	17	15	14	Clean and modern residential areas	Heavy traffic.		
17. East New York	1.5 Min.	2.60	Subway	16	14	13	Many houses, bars, restaurants, etc.	No other areas.		
18. Carroll Gardens	1.5 Min.	2.60	Subway	16	14	13	Many houses, bars, restaurants, etc.	Poor transportation		
19. Sheepshead Bay	No Min.	2.60	Subway	15	13	12	Many houses, bars, restaurants, etc.	Crowded living conditions.		
NEW YORK ISLAND										
20. Staten Island	25 Min.	5.20	Bus and Ferry	-	-	-	Plenty of parks and open spaces	Inadequate transportation facilities		
SUBURB										
21. Long Island City (Bayside)	30 Min.	2.60	Subway	18	16	15	Some are not high.	Crowded, with few parks.		
22. Astoria	10 Min.	2.60	Subway	18	17	15	Considerable open space.	Schools are not the best.		
23. Rockville Centre	35 Min.	2.60	Subway	20	17	15	Fairly good schools and churches	Considerable business area.		
24. Jackson Heights	15 Min.	2.60	Subway	25	20	17	Good schools, churches and parks	Low altitude with high humidity		
25. Forest Hills	15 Min.	2.60	Subway	25	20	17	Good schools, churches and parks	Low altitude with high humidity		
26. Fresh Meadows	15 Min.	2.60	Subway	25	20	17	Good shopping centers	Low altitude with high humidity		
27. Jamaica	20 Min.	2.60	Subway	15	15	14	Reasonable rents	Schools are only fair - practically no apartments.		
28. St. Albans	-	-	-	-	-	-	-	Crowded living conditions.		
29. Corona	40 Min.	2.60	Subway	20	17	15	Poor Parks and Recreational facilities			
NEW JERSEY										
30. Flemington	35-50 Min.	42.60	L.I. R.R. & Subway	\$20	\$18	\$15	Good shopping centers, many churches	Poor transportation to downtown New York		
31. Murray Hill	No-60 Min.	5.20	L.I. R.R. & Subway	20	17	15	Open space and good recreational facilities	Poor transportation to downtown New York		
32. Ambrose	45-50 Min.	-	L.I. R.R. & Subway	20	17	15	Open spaces and good recreational facilities	Poor transportation to downtown New York		
33. Bayonne	50-55 Min.	-	L.I. R.R. & Subway	20	17	15	Open spaces and good recreational facilities	Poor transportation to downtown New York		
34. Little Neck	60 Min.	-	L.I. R.R. & Subway	20	17	15	Open spaces and good recreational facilities	Poor transportation to downtown New York		
35. College Point	60 Min.	5.20	Bus and Subway	18	16	14	Rear L.I. Sound and recreational facilities	Poor transportation to downtown New York		
36. Whitestone	70 Min.	5.20	Bus and Subway	18	16	14	Near L.I. Sound and recreational facilities	Poor transportation to downtown New York		
NEW JERSEY										
37. Nut Haven	35 Min.	2.60	Subway	20	18	17	No clubs and St. Mary's Park, near St. Mary's Park, rear	Nearest to colored areas.		
38. Port Morris	35 Min.	2.60	Subway	19	17	16	No clubs and St. Mary's Park, rear	Nearest to colored areas.		
39. Beach Point	40 Min.	2.60	Subway	15	14	14	No clubs and St. Mary's Park, rear	Nearest to colored areas.		
40. Trenant	No Min.	2.60	Subway	20	18	17	Near Bronx Park and recreational facilities	No shopping center - poor residential areas.		
41. Grand Concourse (16th Street to Friends)	No Min.	2.60	Subway	25	20	17	High elevation and open space	Good schools, open space		
42. Fordham	45-50 Min.	2.60	Subway	20	18	17	Good shopping centers - best in the Bronx	Good schools, open space		
43. Grand Concourse (Kingsbridge to Van Cortlandt Park)	50-55 Min.	2.60	Subway	20	19	18	Near Van Cortlandt Park, schools and church	Good schools, open space		
44. Pelham	55 Min.	2.60	Private Auto	20	18	17	Good, near L.I. Sound and Parks	Good schools, open space		
45. Riverdale	25-60 Min.	-	Subway	20	18	17	Scarcely used areas, churches and parks. High	High elevation and open space		
NEW JERSEY										
46. Port Lee	50 Min.	7.80	Bus and Subway	16	14	13	Nearest to colored areas.	No shopping center near		
47. Teaneck	50 Min.	7.80	Bus and Subway	15	14	13	Nearest to colored areas.	No shopping center to downtown Hampton		
48. Clifton	50 Min.	9.90	Bus or D.L. & H.H.	14	13	13	Good schools, open space	Very few high class residential areas.		
49. Bayonne	No-70 Min.	13.00	C. H.R. & Ferry	13	12	11	Cheap rents near Hudson River	Very industrial - good residential sections.		
50. Palisades Township	25-70 Min.	4.16	C. H.R. & Ferry	17	16	15	Reasonable rents near Hudson River	Absence of shopping centers.		
51. Belleville	No Min.	8.26	C.R.R. of L.I.	15	14	13	Parcs, churches & recreational facilities	Better residential areas are far from transportation.		
52. Jersey City	4.16	4.16	H. & M. Tubes	22	14	15	Cheep rents and shopping centers	From transportation, better residential areas are far from transportation.		
53. Newark, N.J.	35 Min.	7.47	H. & M. Tubes	12	13	16	Excellent apt., schools, churches, etc.	Very few. Better apartments are expensive.		
54. West Orange	No Min.	9.05	D. L. & H.	25	20	15	-			

TABLE 51 (Continued)

SOME (cont'd.)	Minutes	Cost	Medium	Rents				Disadvantages	Advantages
				A(1)	B(1)	C(1)	Basis		
NEW JERSEY									
55. Port Morris	25 Min.	2.60	Subway	18	17	16	No clubs and St. Mary's Park, rear	Nearest to colored areas.	
56. Beach Point	35 Min.	2.60	Subway	15	14	14	No clubs and St. Mary's Park, rear	Nearest to colored areas.	
57. Fordham	No Min.	2.60	Subway	20	18	17	Good schools, open space	Very few high class residential areas.	
58. Bayonne	45-50 Min.	13.00	C. H.R. & Ferry	13	12	11	Good schools, open space	Very industrial - good residential sections.	
59. Palisades Township	25-70 Min.	4.16	C. H.R. & Ferry	17	16	15	Reasonable rents near Hudson River	Absence of shopping centers.	
60. Belleville	No Min.	8.26	C.R.R. of L.I.	15	14	13	Parcs, churches & recreational facilities	Better residential areas are far from transportation.	
61. Jersey City	4.16	4.16	H. & M. Tubes	22	14	15	Cheep rents and shopping centers	From transportation, better residential areas are far from transportation.	
62. Newark, N.J.	35 Min.	7.47	H. & M. Tubes	12	13	16	Excellent apt., schools, churches, etc.	Very few. Better apartments are expensive.	
63. West Orange	No Min.	9.05	D. L. & H.	25	20	15	-		

(1) All representents indicate one-half mile of transportation or best accommodations. "g" represents apartments one-half mile of transportation or medium accommodations. "w" represents apartments within one-half mile of transportation or best accommodations.

(2) Time shown is for "w" rents (those near subway or railroad stations).

Source: Analysis of Demand for Apartments in the Lower East Side of Manhattan

Division of Economics and Statistics

Federal Housing Administration

TABLE 52
ASSESSED VALUE OF LAND UNDER EXISTING
APARTMENT BUILDINGS IN THE BOROUGHS
OF NEW YORK CITY, 1938

In the column headed "Rating": "A" represents a location of the highest character with propinquity of transportation, "B" represents medium character about one-half mile from transit, "C" represents lowest (not poorest) character within a mile of transportation. 1, 2 and 3 following above key letters signify: "1" represents highest type within its district, "2" represents medium type within its district, and "3" represents low type within its district.⁵⁹

Location	Assessed Value of Land per Sq. Ft.	Rating	Assessed Value of Land per Sq. Ft.	Rating	
MANHATTAN					
20 Bogardus Place.....	\$3.30	A 1	DePeyster Ave. between Nerlid and Pitman Aves.....	\$.40	C C 3
37 Overlook Ter.....	2.41	A 1	Duryea Ave. between Granada Place & Strong Ave.....	.40	C 3
4960 Broadway.....	4.28	A 1	Amundsen Ave. between Granada Pl. & Strong Ave.....	.36	C C 2
28 Park Ter., East.....	3.30	A 1	Varian Ave. between Hollers Ave. and Boston Rd.....	.12	C 3
95 West 15th St.....	1.50	A 2	Mayflower Ave. bet. Waterbury & Whitmore Aves.....	.80	C 3
515 West 160th St.....	3.74	A 3	Woolsey Ave. bet. 160th & 161st Sts.....	.40	C 2
97-103 East 110th St.....	7.25	C 1	Lafayette Ave. between Revere and Calhoun Aves.....	.24	C C 3
223-7 East 110th St.....	2.45	C 2	Wixox Ave. between Randall and Schley Aves.....	.32	C 3
223 East 127th St.....	2.08	C 3	Longstreet Ave. between Sampson and Miles Aves.....	.24	C C 2
237 East 134th St.....	4.25	C 2	Brimsmade Ave. between Dewey and Sampson Aves.....	.08	C 3
1933 Madison Ave. (E. 124th St.).....	1.51	A 1			
309-60 Bleeker St.....	15.40	A 2			
48-60 Seventh Ave.....	21.00	A 1			
304 East 41st St.....	20.30	A 1			

Location	Assessed Value of Land per Sq. Ft.	Rating	Location	Assessed Value of Land per Sq. Ft.	Rating
BRONX			COLUMBIA HEIGHTS	\$11.00	AA 1
E. 157th St. between Walton Ave. & Grand Concourse.....	\$3.20	A 1	Columbia Heights.....	3.00	A 1
E. 140th St. bet. Bronx Blvd. & Willis Ave.....	2.00	A 2	Columbia Heights.....	2.50	A 2
E. 140th St. between Brook and Willis Ave.....	1.80	A 3	Columbia Heights.....	1.75	A 3
Walton Avenue between 161st and 162nd Sts.....	4.00	A 1	Columbia Heights.....	1.75	A 2
E. 168th St. between Grand Concourse & Girard Ave.....	2.60	A 2	Columbia Heights.....	1.60	A 2
Teller Ave. between 168th St. and 169th St.....	1.00	A 1	Columbia Heights.....	1.50	A 2
Caullery Ave. between Eastchester Rd. & E. 156th St.....	2.20	B 1	Grand Army Plaza.....	1.60	A 1
Trinity Ave. between Westchester & E. 156th St.....	2.00	B 2	Grand Army Plaza.....	1.50	A 1
Eagle Ave. between Westchester & E. 156th St.....	1.60	B 3	Grand Army Plaza.....	1.50	A 2
Stebbins Ave. between Westchester & Longwood Ave.....	2.00	B 1	Grand Army Plaza.....	2.50	A 3
E. 142nd St. between Bronx Blvd. & Longwood Ave.....	1.60	B 2	Ocean Ave. near Church Ave.....	2.00	A 1
Forest Ave. between E. 163rd and 165th Sts.....	2.00	B 3	Ocean Ave. near Church Ave.....	1.75	A 2
E. 156th St. between Barry and Trixie Sts.....	1.00	C 1	Ocean Ave. near Church Ave.....	1.60	A 2
Barry St. between Burnell Place & Lafayette Ave.....	1.00	C 2	Queens Rd.-17th, 18th and 19th Sts.....	2.75	A 1
Westchester Ave. between E. 156th and 157th Sts.....	.60	C 2	Queens Rd.-17th, 18th and 19th Sts.....	1.40	A 2
Grand Concourse Blvd. between E. 171st & E. 170th Sts.....	4.80	A 1	Ocean Ave. between Aves. X and Y.....	1.25	B 1
E. 170th St. between Morris Ave. & Grant Ave.....	3.20	A 2	Brightwater Court, Brighton Beach.....	4.00	A 1
Selwyn Ave. between E. 170th Ave. & E. 173rd St.....	2.00	B 1	Flatbush Ave. between 84th & 86th Sts.....	1.50	B 1
Yankee Ave. between E. 174th and 176th Sts.....	1.80	B 2	Flatbush Ave. between 84th & 86th Sts.....	1.50	A 3
Hoe Ave. between E. 172nd and 173rd Sts.....	1.20	B 3	Shore Rd. at 70th St.....	3.00	A 1
Booms Ave. between E. 173rd and 174th Sts.....	1.20	B 3	Shore Rd. at 70th St.....	1.50	A 3
Bronx Park South between Honeoye and Mohegan Sts.....	1.40	A 2	Hawthorne and Nostrand Aves.....	1.00	A 3
E. 180th St. between 180th and 181st Sts.....	1.40	A 2	Hawthorne and Nostrand Aves.....	1.00	B 1
E. 179th St. between Boston Rd. & Bryant St.....	1.80	A 3	82nd St. 14th and 15th Aves.....	1.00	B 1
University Ave. bet. W. 183rd St. & Fordham Rd.....	6.00	A 1	Eastern Parkway and Nostrand Ave.....	2.50	A 1
University Ave. bet. W. 183rd St. & Fordham Rd.....	4.00	A 2	Eastern Parkway and Nostrand Ave.....	2.00	A 2
Loring Pl. North bet. W. 183rd St. & Fordham Rd.....	2.00	A 3	Fort Hamilton Ave.-39th St.....	1.60	A 3
Morris Ave. between E. 196th and 198th Sts.....	1.60	B 1	Fort Hamilton Ave.-39th St.....	1.25	B 3
E. 205th St. between Jumel and Villa Aves.....	1.60	B 2	Fort Hamilton Ave.-39th St.....	1.25	C 1
Villa Ave. between Bedford Park Blvd. & 204th St.....	2.40	A 1	Ford and Gerretsen Ave.....	.70	C 1
Marion Ave. bet. Bedford Park Blvd. & E. 201st St.....	2.40	A 1	23rd Ave. and 21st St.....	\$2.45	B 1
Kosher St. between Gr. Concourse & Valentine Ave.....	1.80	A 3	23rd Ave. and 21st St.....	\$2.45	B 1
W. 210th St. between Concourse & Kossuth Rd.....	1.80	A 3	42nd St. 200th & Ditmas Ave.....	1.60	B 1
Graystone Ave. between W. 236th and 238th Sts.....	1.00	B 2	42nd St. 200th & Ditmas Ave.....	1.60	B 2
Tibbets St. between W. 232nd and 234th Sts.....	.80	B 3	51st St. 100' N. 5th Ave.....	1.60	B 2
Desai Ave. between Iselin Ave. & Armitage Ave.....	1.00	A 1	51st St. 100' N. 5th Ave.....	1.25	B 3
Fieldstone Rd. between W. 259th and 260th Sts.....	.60	A 2	51st St. 200' N. 5th Ave.....	1.67	B 1
Wheeler Ave. between Watson & Gleason Aves.....	1.12	C 1	51st St. 200' N. 5th Ave.....	.67	D 3
Colgate Ave. between Watson and Gleason Aves.....	1.00	C 2	51st St. 200' N. 5th Ave.....	1.27	B 3
Metropolitan Ave. between Watson & Gleason Aves.....	.68	C 3	51st St. 200' N. 5th Ave.....	1.15	A 1
Ellis Ave. between Virginia and Pugsley Aves.....	.80	C 1	51st St. 200' N. 5th Ave.....	1.15	A 2
Newbold Ave. between Virginia and Pugsley Aves.....	.48	C 2	51st St. 200' N. 5th Ave.....	1.15	A 2
Watson Ave. bet. White Plains Rd. & Pugsley Ave.....	.36	C 3	51st St. 200' N. 5th Ave.....	1.15	A 2
(Cathedral Protection now Metropolitan Life Inc. Housing Operation)			Cor. 80th St. and Kew Gardens Rd.....	.40	A 1
Krueger Ave. bet. Pelham Parkway & Lydia Ave.....	2.80	A 1	116th St. and 83rd Rd.....	3.17	A 2
Matthews Ave. bet. Pelham Parkway & Lydia Ave.....	1.60	A 2	116th St. and 83rd Rd.....	3.17	A 2
Paulding Ave. bet. Lydia Ave. and Pelham Parkway.....	.80	B 3	Cor. Parsons and Roosevelt Aves.....	.50	A 3
Willow Lane bet. Morris Park Ave. & Buhr Ave.....	1.00	C 1	Beech St. 150' W. 149th St.....	.50	A 3
Morris Park Ave. & Buhr Ave.....	.60	C 2	Cor. 89th Ave. and 164th St.....	4.45	A 1
Morris Park Ave. & Buhr Ave.....	1.00	C 1	Cor. 89th Ave. and 164th St.....	4.45	A 1
Cruger Ave. between Adee and Burke Aves.....	1.00	C 1	Cor. 162nd St. and Highland Ave.....	2.70	A 1
Barker Avenue between Rosewood Ave. & Magenta St.....	.80	C 3	Cor. 162nd St. and Highland Ave.....	2.70	A 1
Radcliffe Ave. between Burke Ave. & Duncan St.....	.60	C 3	Cor. 162nd St. and Highland Ave.....	2.70	A 1
Hillside Ave. between Burke Ave. & Duncan St.....	.40	C 1	Cor. 162nd St. and Highland Ave.....	2.70	A 1
Wilson Ave. between Given Ave. & Boston Rd.....	.60	C 2	Cor. 162nd St. and Highland Ave.....	2.70	A 1
Herring Ave. between Arrow and Adee Aves.....	.36	C 3	Cor. 162nd St. and Highland Ave.....	2.70	A 1
Mathilda Ave. between E. 241st and 242nd Sts.....	1.00	C 1	Cor. 173rd St. and 89th Ave.....	1.13	A 2
Bronx Boulevard between E. 239th & E. 240th Sts.....	.80	C 2	Cedarcroft Rd. and Homelawn St.....	2.02	A 1

⁵⁹ This table was prepared by Mr. D. E. McAvoy, Zone Appraiser, Federal Housing Administration.

ASSESSED VALUE OF LAND AND BUILDINGS FOR EXISTING APARTMENT BUILDINGS IN THE BOROUGHS OF QUEENS, NEW YORK CITY, 1938					
Identifying Address and Block Number (1)	Address of Property	Size of Plot	Assessed Value of Building	Assessed Value of Land	Rating
Q. 1 69-21 190' N. Jamaica Ave.....	23rd Ave. and 190' N. Jamaica Ave.....	10,100	\$85,000	10,000	AA 1
Q. 2 69-21 190' N. Jamaica Ave.....	23rd Ave. and 190' N. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 3 79-11 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 4 79-11 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 5 128-1 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 6 202-55 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 7 149-2 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 8 149-2 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 9 58-21 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 10 60-1 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 11 94-23 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 12 202-56 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 13 212-29 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 14 116-5 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 15 339-1 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 16 741-95 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 17 212-29 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 18 212-63 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 19 212-52 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 20 69-30 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 21 125-24 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 22 717-46 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 23 195-6 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 24 100-100 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 25 204-51 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 26 98-1 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 27 516-1 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 28 960-76 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 29 517-3 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 30 989-1 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 31 946-29 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 32 110-295 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 33 110-295 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 34 110-295 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 35 110-295 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,000	10,000	AA 1
Q. 36 110-295 100' N. 200th St. Jamaica Ave.....	23rd Ave. and 100' N. 200th St. Jamaica Ave.....	10,000	\$85,		

Table 54

POPULATION OF THE BOROUGHS, OF NEW YORK CITY

1898 - 1938

Year	Manhattan	Bronx	Brooklyn	Queens	Richmond	New York City
1898	1,809,550	167,252	1,094,800	137,051	63,765	3,272,418
1899	1,830,446	183,918	1,131,732	145,190	65,436	3,356,722
1900	1,854,052	201,646	1,169,523	153,718	67,103	3,446,042
1901	1,904,284	214,332	1,205,179	162,024	68,260	3,554,079
1902	1,955,603	227,770	1,242,383	170,653	69,416	3,665,825
1903	2,006,101	242,012	1,281,064	179,684	70,562	3,781,423
1904	2,061,999	257,169	1,320,839	189,277	71,739	3,901,023
1905	2,115,687	274,256	1,363,117	199,628	73,044	4,025,742
1906	2,158,672	301,554	1,415,784	214,967	75,579	4,166,556
1907	2,202,504	331,525	1,470,669	231,347	78,192	4,314,237
1908	2,247,264	364,482	1,527,500	249,118	80,884	4,469,248
1909	2,293,142	400,651	1,486,406	268,200	83,679	4,632,078
1910	2,330,504	437,562	1,642,746	288,086	86,637	4,785,535
1911	2,325,619	468,557	1,682,284	307,134	89,784	4,873,378
1912	2,320,735	499,552	1,721,822	326,182	92,931	4,961,222
1913	2,315,850	530,547	1,761,360	345,230	96,078	5,049,065
1914	2,310,967	561,542	1,800,898	364,278	99,224	5,136,909
1915	2,306,081	592,538	1,840,436	383,326	102,371	5,224,752
1916	2,301,198	623,533	1,879,973	402,374	105,518	5,312,596
1917	2,296,314	654,528	1,919,511	421,422	108,664	5,400,439
1918	2,291,430	685,523	1,959,049	440,470	111,811	5,488,283
1919	2,286,545	716,518	1,998,587	459,518	114,958	5,576,126
1920	2,263,837	757,945	2,044,712	495,707	118,564	5,663,765
1921	2,223,193	809,944	2,097,570	558,200	122,642	5,811,549
1922	2,182,549	861,943	2,150,428	617,693	126,720	5,939,333
1923	2,141,905	913,942	2,203,286	677,186	130,793	6,067,117
1924	2,101,150	966,084	2,256,288	736,842	134,887	6,195,251
1925	2,060,506	1,018,083	2,309,146	796,335	138,965	6,383,035
1926	2,019,862	1,070,082	2,362,004	855,828	143,043	6,450,819
1927	1,979,218	1,122,081	2,414,862	915,321	147,121	6,578,603
1928	1,938,463	1,174,223	2,467,864	974,977	151,210	6,706,737
1929	1,897,819	1,226,222	2,520,722	1,034,470	155,288	6,834,521
1930	1,859,590	1,275,134	2,570,440	1,090,428	159,120	6,954,712
1931	1,834,629	1,307,070	2,602,903	1,126,966	161,625	7,033,193
1932	1,813,604	1,333,972	2,630,249	1,157,745	163,734	7,099,304
1933	1,794,162	1,338,847	2,655,535	1,186,205	165,685	7,160,434
1934	1,773,256	1,385,595	2,682,724	1,216,807	167,782	7,226,164
1935	1,751,394	1,413,563	2,711,155	1,246,806	169,976	7,294,894
1936	1,729,533	1,441,532	2,739,585	1,280,805	172,169	7,363,624
1937	1,707,038	1,470,311	2,768,839	1,313,732	174,426	7,434,346
1938	1,688,769	1,493,686	2,792,600	1,340,576	176,259	7,491,790

Source: Department of Health of New York

Federal Housing Administration
Division of Economics and Statistics

Table 55

NUMBER OF APARTMENT UNITS IN DEMOLISHED BUILDINGS

IN THE BOROUGHS OF NEW YORK CITY

1918-1938

Year	Manhattan	Bronx	Brooklyn	Queens	Richmond	Total
1918	493	11	337	19	0	560
1919	1,442	15	355	7	10	1,829
1920	1,349	6	255	4	0	1,614
1921	874	37	472	37	26	1,446
1922	1,163	12	164	0	3	1,342
1923	587	10	173	0	0	770
1924	2,955	23	315	0	0	3,293
1925	3,834	36	454	5	3	4,332
1926	3,965	66	234	36	3	4,304
1927	5,252	108	624	43	0	6,027
1928	5,916	53	1,016	24	31	7,040
1929	5,643	52	629	68	0	6,392
1930	9,462	137	871	74	6	10,550
1931	4,167	208	564	12	3	4,954
1932	1,713	194	384	41	24	2,356
1933	2,556	185	438	60	0	3,239
1934	4,053	305	560	575	6	5,499
1935	3,923	111	1,987	35	3	6,059
1936	5,948	187	2,099	102	15	8,351
1937	6,623	1,719	1,675	55	10	10,082
1938	7,748	326	3,200	202	29	11,505
Total	79,666	3,801	16,806	1,399	172	101,844

Source: New York Division of Housing

Federal Housing Administration
Division of Economics and Statistics

APPENDIX II

TABLE 56
AVERAGE DAILY REGISTER OF DAY ELEMENTARY SCHOOLS
IN NEW YORK CITY BY BOROUGHS

Year	City Total	Manhattan	Bronx	Brooklyn	Queens	Richmond
1929-30	781,281	159,811	143,780	323,183	131,181	23,326
1930-31	776,751	153,931	146,142	320,514	132,703	23,461
1931-32	767,986	150,379	144,761	315,601	133,877	23,368
1932-33	765,112	148,322	143,112	314,327	134,107	23,244
1933-34	755,215	144,679	143,047	310,603	133,885	25,001
1934-35	737,686	139,435	141,758	302,326	131,936	22,231
1935-36	720,664	135,706	141,021	293,014	129,417	21,506
1936-37	703,211	132,597	158,728	283,966	127,435	20,586
1937-38	690,760	130,276	136,370	276,914	126,724	20,476

Source: Board of Education, City of New York

Federal Housing Administration

Division of Economics and Statistics

TABLE 57
NUMBER OF PUPILS BY GRADES IN THE DAY ELEMENTARY SCHOOLS
IN NEW YORK CITY

Grade	March 31 1938	1937 Oct. 31	1936 Sept.	1935 Sept.	1934 Sept.	1933 Sept.	1932 Sept.	1931 Sept.	1930 Sept.	1929 Sept.
Kindergarten	38,950	44,576	40,975	39,898	41,912	42,258	43,291	35,433	44,114	43,129
Kind. Ext. and 1st	80,302	85,905	92,490	94,973	97,801	101,341	103,832	101,815	106,715	110,565
Second	82,527	86,803	89,675	91,088	94,580	95,908	96,432	99,719	101,928	102,660
Third	85,083	87,472	90,517	92,122	95,320	95,099	98,206	101,187	103,069	101,158
Fourth	86,465	89,405	92,198	94,650	95,077	97,003	99,759	101,629	101,327	99,392
Fifth	89,334	91,257	93,960	94,923	97,472	99,428	99,471	101,028	100,604	99,420
Sixth	89,518	91,650	92,471	95,558	97,954	99,209	98,349	97,314	96,552	98,459
Seventh	47,022	47,733	51,492	53,732	56,333	58,061	57,520	57,644	59,162	60,405
Eighth	47,278	47,696	50,548	53,004	53,518	54,926	54,696	55,685	54,682	55,615

Source: Board of Education, City of New York

Federal Housing Administration

Division of Economics and Statistics

APPENDIX II

TABLE 58
SUMMARY
VACANCY SURVEY
WEST BRONX

Survey made October 15 - November 15, 1938
New 6 story elevator non-fireproof apartments

Completed	Number of Buildings	Number of Apartments	Number of Apartments Vacant	Percent Vacant
1935	19	1,050	27	2.5
1936	56	2,574	111	3.9
1937	86	4,584	102	2.2
1938*	35	1,724	274	15.9
Totals	196	9,932	514	5.2

*All buildings completed for occupancy October 1, 1938.

Fireproof Apartments

Completed	Number of Buildings	Number of Apartments	Number of Apartments Vacant	Percent Vacant
1935	1	100	4	4.0
1936	None	--	--	--
1937	3	249	4	1.6
1938	1	84	None	--
Total	5	433	8	1.8

Source: Mortgage Conference

Federal Housing Administration
Division of Economics and Statistics

NUMBER OF NEW APARTMENT UNITS COMPLETED IN FIVE BOROUGHS OF NEW YORK CITY.
1921-1938

Year	Manhattan		Bronx		Brooklyn		Queens		Richmond		New York City	
	Bldgs.	Apts.	Bldgs.	Apts.	Bldgs.	Apts.	Bldgs.	Apts.	Bldgs.	Apts.	Bldgs.	Apts.
1921	32	1,392	71	2,536	174	2,302	32	605	--	--	309	6,835
1922	122	5,316	261	10,335	650	8,120	140	1,733	--	--	1,173	25,804
1923	124	6,306	293	11,784	1,228	12,249	145	1,487	4	174	1,794	32,000
1924	213	11,156	513	17,832	2,792	20,782	400	5,571	1	109	3,919	55,450
1925	199	9,961	579	14,876	1,803	13,918	474	3,750	2	68	2,857	42,573
1926	194	10,221	951	24,557	1,995	21,572	727	6,824	2	12	3,869	63,186
1927	162	8,811	1,211	31,036	2,146	26,301	1,094	12,438	4	67	4,617	72,253
1928	166	10,218	865	24,860	1,700	23,789	845	13,797	4	60	3,580	72,724
1929	148	10,927	459	16,817	717	15,614	524	12,054	7	370	1,555	53,812
1930	92	8,160	187	6,125	287	5,219	172	4,020	1	30	739	24,254
1931	75	8,497	206	9,050	296	10,535	187	7,124	3	86	767	25,292
1932	10	643	34	1,441	94	2,681	49	1,555	4	184	191	6,504
1933	--	--	9	153	26	675	17	190	--	--	52	1,018
1934	6	1,721	6	145	34	1,213	15	121	--	--	61	3,260
1935	22	1,218	36	3,097	69	3,198	26	1,203	--	--	153	8,716
1936	37	1,726	54	2,449	78	4,276	59	2,803	--	--	228	11,254
1937	54	2,217	46	2,473	73	3,334	80	4,352	1	48	254	14,024
1938	29	1,698	59	3,049	64	3,355	58	3,030	0	0	210	11,132
Total	1,685	101,218	5,240	183,315	14,026	178,993	5,044	82,657	33	1,208	26,628	547,391

Source: Building Division of Department of Housing and Building of New York City.

Federal Housing Administration
Division of Economics and Statistics

Table 60.

APARTMENT HOUSE CONSTRUCTION IN LEADING AMERICAN CITIES 1935 - 1938.

In Square Feet of Floor Space

	1938	1937	1936	1935
New York	24,059,200	19,502,900	9,352,000	1,292,200
Chicago	281,200	500,000	1,280,600	41,900
Detroit	48,200	1,630,400	76,100	--
Philadelphia	108,100	24,000	366,400	52,000
Cleveland	88,100	96,100	76,200	2,093,000
St. Louis	180,100	144,200	88,900	33,400
Baltimore	699,600	29,500	26,600	23,100
Boston	138,000	265,700	707,000	--
Pittsburgh	45,600	88,600	146,600	37,600
Milwaukee	129,500	10,900	33,800	--
Buffalo	349,900	8,000	4,000	--
TOTAL 11 CITIES	26,127,500	22,300,300	12,158,200	3,573,200
All other cities in 37 states	20,114,500	18,739,300	25,442,800	17,828,700

Source: F. W. Dodge Corporation

Federal Housing Administration
Division of Economics and Statistics

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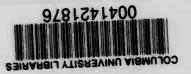
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